FLAHERTY & COLLINS
PROPERTIES

FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

LANDFORM
From Site to Finish

eppstein uhen : architects

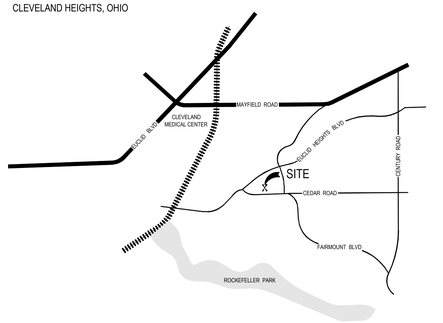
ABR SUBMITTAL

09/30/2019 **PROJECT NUMBER: 116200-00**

© Eppstein Uhen Architects, Inc.

AREA LOCATION MAP

CLEVELAND HEIGHTS, OHIO



NORTH
NO SCALE

TOP OF THE HILL
CLEVELAND HEIGHTS, OHIO

ABBREVIATIONS

∠	Angle
&	And
@	At
100 YR.	100 Year Flood Elevation
A.B.	Anchor Bolt
A.D.	Area Drain
A/C	Air Conditioning Unit
ADD.	Addendum
ADDL.	Additional
ADJ.	Adjacent / Adjust
AHU	Air Handling Unit
ALT.	Alternate
ALUM.	Aluminum
ANOD.	Anodized
APPROX.	Approximate
ARCH	Architect / Architectural
AUTO.	Automatic
AVG.	Average
B.C.	Back of Curb
B/W	Bottom of Wall
BFE	Basement Floor Elevation
BIT	Bituminous (Asphaltic)
BLDG	Building
BM	Benchmark
BSMT.	Basement
C.F.	Cubic Feet
C.F.S.	Cubic Feet Per Second
C.G.	Corner Guard
C.J.	Control Joint
C.L.	Centerline
C.M.U.	Concrete Masonry Unit
C.O.	Cleanout
C.O.E.	U.S. Army Corps Of Engineers
C.Y.	Cubic Yards
CB	Catch Basin
CBMH	Catch Basin Manhole
CEM.	Cement
CIP	Cast Iron Pipe
CMP	Corrugated Metal Pipe
CONC.	Concrete (Portland)
CONN.	Connection
CONST.	Construction
CONT.	Continuous
CONTR.	Contractor
COP.	Copper
CU.	Cubic
D.S.	Down Spout
DEG.	Degree
DEMO.	Demolition / Demolish
DEPT.	Department
DET.	Detail
DIA.	Diameter
DIAG.	Diagonal
DIM.	Dimension
DIP	Ductile Iron Pipe
DN	Down
DWG.	Drawing
E.	East
E.J.	Expansion Joint
E.O.	Emergency Overflow
E.O.S.	Emergency Overflow Swale
E.W.	Each Way
EA.	Each EL. Elevation
ELEC.	Electrical
ELEV.	Elevation
EMER.	Emergency
ENGR.	Engineer
ENTR.	Entrance
EQ.	Equal
EQUIP.	Equipment
EQUIV.	Equivalent
EXIST.	Existing
EXP	Expansion
F & I.	Furnish and Install
F.B.O.	Furnished by Others
F.C.	Face of Curb
F.D.	Floor Drain
F.D.C.	Fire Department Connection
F.V.	Field Verify
FB	Full Basement
FBWO	Full Basement Walk Out
FBLO	Full Basement Look Out
FDN.	Foundation
FES	Flared End Section
FFE	Finished Floor Elevation
FLR.	Floor
FT. OR (')	Foot
FUT.	Future
G.B.	Grade Break
G.C.	General Contractor
GAL.	Gallon
GALV.	Galvanized
GFE	Garage Floor Elevation
GL.	Glass
GR.	Grade
H.	Height
H.P.	High Point
HDPEP	High Density Polyethylene Pipe
HGT.	Height
HORIZ.	Horizontal
HVAC	Heating, Ventilation, Air Conditioning
HYD	Hydrant
I.D.	Inside Dimension OR Identification
I.E. or IE	Invert Elevation
IN. OR (")	Inches
INFO.	Information
INL.	Inlet Elevation
INSUL.	Insulation
INV.	Invert Elevation
JT.	Joint
L.F.	Linear Feet
L.P.	Low Point / Liquid Petroleum
LB.	Pound
LGU	Local Government Unit
LB.	Pound
LB.	Longitudinal
LT.	Light / Lighting
MAINT.	Maintenance
MAS.	Masonry
MATL.	Material
MAX.	Maximum
MECH	Mechanical
MED.	Medium
MFR.	Manufacturer
MH	Manhole
MIN.	Minimum / Minute
MISC.	Miscellaneous
MNDOT	Minnesota Department Of Transportation
MOD.	Module / Modular
MUL.	Mullion
N.	North
N.I.C.	Not In Contract
NO. OR #	Number
NOM	Nominal
NTS	Not to Scale
NWE	Normal Water Elevation
NWL	Normal Water Level
O.F.	On Center
O.G.	Outside Dimension
O.H.	Overhead Electric
OH	Overhead
OHWL	Ordinary High Water Level
OPNG.	Opening
ORIG.	Original
P.C.	Point of Curvature
P.I.	Point of Intersection
PIV.	Post Indicator Valve
P.L. OR P/L	Property Line
P.O.B.	Point of Beginning
P.S.F.	Pounds Per Square Foot
P.S.I.	Pounds Per Square Inch
P.T.	Point of Tangency
P.V.C.	Point of Vertical Curvature
P.V.I.	Point of Vertical Intersection
P.V.T.	Point of Vertical Tangency
PE	Polyethylene
PED.	Pedestal / Pedestrian
PERF.	Perforated
PREP.	Preparation
PROJ.	Project
PROP.	Proposed
PVC	Poly-Vinyl-Chloride (Piping)
PVMT.	Pavement
QTR.	Quarter
QTY.	Quantity
R	Radius
RAD.	Radius
RE	Rim Elevation (Casting)
R.D.	Roof Drain
R.E.	Remove Existing
R.O.	Rough Opening
R.P.	Radius Point
RC	Reinforced Concrete Pipe
R.S.	Rough Slab
RSD	Roof Storm Drain
RE.	Regarding
REINF	Reinforced
REQ'D	Required
REV.	Revision / Revised
RGU	Regulatory Government Unit
ROW OR R/W	Right of Way
S.	South
S.F.	Square Feet
SAN.	Sanitary Sewer
SECT.	Section
SE	Split Entry /Side Exit
SEWO	Split Entry Walk Out /Side Exit Walk Out
SHT.	Sheet
SIM.	Similar
SLNT.	Sealant
SPEC.	Specification
SQ.	Square
SSD	Subsurface drain
STMH	Storm Sewer Manhole
STD.	Standard
STRUCT.	Structural
SYM.	Symmetrical
T	Thickness
T/R	Top of Rim
T/W	Top of Wall
TEMP.	Temporary
THK.	Thick / Thickness
T.J.	Tooled Joint
THH	Top Nut Hydrant
TYP.	Typical
U.N.O.	Unless Noted Otherwise
V.B.	Vapor Barrier
V.C.	Vertical Curve
V.I.F.	Verify In Field
VER.	Verify
VER.	Vertical
VEST.	Vestibule
W	Width
W.P.T.	Working Point
W.W.F.	Welded Wire Fabric
WI	With
W/O	Without
WO	Walk Out
VER.	Wetland
WP	Waterproof
WETL.	Weight
YD.	Yard
YR.	Year

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
120	MAJOR CONTOUR	120	MAJOR CONTOUR
123	MINOR CONTOUR	123	MINOR CONTOUR
234.5	SPOT ELEVATION	123.45	SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY/OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL	BIT EDGE HEIGHT, TYPE	EDGE OF PAVEMENT
	PAVING BLOCK		FENCING
	PAVING BLOCK		GUARD RAIL
			CONCRETE RETAINING WALL
	STORM SEWER LINE		MODULAR RETAINING WALL
	SANITARY SEWER LINE		FIELDSTONE RETAINING WALL
	WATER MAIN		EXIT LOCATION
	OVERHEAD ELECTRIC		LIGHT STANDARD
	UNDERGROUND TELEPHONE		POWER POLE
	UNDERGROUND FIBER OPTIC	1.00 %	SLOPE DIRECTION
	UNDERGROUND ELECTRIC		CATCH BASIN
	GAS LINE		MANHOLE
	CONCRETE CURB		BOLLARD
HEIGHT, TYPE	FENCING	FES STS RIPRAP	STORM SEWER
		SAN	SANITARY SEWER-WASTE
	RETAINING WALL	FM	FORCE MAIN
	SET 1/2" X 14" IRON PIPE	RD	ROOF DRAIN SYSTEM
	IRON MONUMENT FOUND	GATE VALVE WTR HYD	WATERMAIN
	SURVEY DISK (BENCHMARK)		
	POWERPOLE	FIRE	FIRE LINE (IF SEPARATE)
	GUY WIRE	BLDG.	FIRE DEPT. CONNECTION
	GUARD POST	C.O. X"SSD	SOIL SUBDRAIN
GM	GAS METER	GAS	GAS LINE-UNDERGROUND
T	TRANSFORMER	ELEC	ELECTRIC-UNDERGROUND
	WATER SHUT-OFF VALVE	TELE	TELEPHONE-UNDERGROUND
	TRAFFIC SIGN	CATV	UNDERGROUND CABLE/TV
LT	FLAG POLE	LSS	LAWN SPRINKLER SLEEVE
	LIGHT POLE		
	TREES		
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
	MAILBOX		
1	NOTE NUMBER		
(M)	MEASURED DISTANCE		
(P)	DISTANCE PER RECORDED PLAT		
B-X	SOIL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	COMPOST/BIO LOG
	INLET PROTECTION
	EROSION CONTROL BLANKET

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
12	PARKING STALL COUNT
C7.3 1	LARGE SHEET DETAIL
C01	COORDINATE POINT
1	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

SITE / UTILITY CONTACTS

CITY PLANNER
CITY OF CLEVELAND HEIGHTS
40 SEVERANCE CIRCLE
CLEVELAND HEIGHTS, OH. 44118

KARA ODONNELL:
CITY PLANNER II
KODONNELL@CLVHTS.COM
TEL: 216.291.4885

ECONOMIC DEVELOPMENT
CITY OF CLEVELAND HEIGHTS
40 SEVERANCE CIRCLE
CLEVELAND HEIGHTS, OH. 44118

TIM BOLAND
DIRECTOR OF ECONOMIC DEVELOPMENT
TBOLAND@CLVHTS.COM
TEL: 216.291.4857

PUBLIC WORKS
CITY OF CLEVELAND HEIGHTS
40 SEVERANCE CIRCLE
CLEVELAND HEIGHTS, OH. 44118

COLLETTE CLINKSCALE
ASSISTANT DIRECTOR OF PUBLIC WORKS
CCLINKSCALE@CLVHTS.COM
TEL: 216.291.5990

OWNER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE, SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317) 816-9300
CONTACT: DARON KINTNER
EMAIL: DKINTNER@FLCO.COM

PROJECT CONTACTS

CIVIL ENGINEER
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: STEVE SABRASKI, PE

SURVEYOR
POLARIS
34600 CHARDON ROAD
WILLOUGHBY HILLS, OH 44094
TEL 440-944-4433
CONTACT: MICHAEL SPELLACY, RLS

LANDSCAPE ARCHITECT
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: JOSH POPEHN, RLA

ARCHITECT
EPPSTEIN UHEN ARCHITECTS
333 EAST CHICAGO STREET
MILWAUKEE, WI 53202
TEL 414-271-5350

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEETS ISSUED BY DATE

SHEET NO.	DESCRIPTION	11.13.18	12.20.18	07.09.19	08.09.19	08.16.19	08.30.19	09.20.19	09.30.19							
C0.1	CIVIL & LANDSCAPE TITLE SHEET	X	X	X	X	X	X	X	X							
C1.1	EXISTING CONDITIONS	X	X	X	X	X	X	X	X							
C1.2	EXISTING CONDITIONS - UTILITIES	X	X	X	X	X	X	X	X							
C1.3	DEMOLITION	X	X	X	X	X	X	X	X							
C2.1	SITE PLAN - OVERALL				X	X	X	X	X							
C2.1A	SITE PLAN ENLARGED - EAST				X	X	X	X	X							
C2.1B	SITE PLAN ENLARGED - WEST				X	X	X	X	X							
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL - OVERALL	X	X	X	X	X	X	X	X							
C3.1A	GRADING, DRAINAGE, PAVING & EROSION CONTROL ENLARGED - EAST				X	X	X	X	X							
C3.1B	GRADING, DRAINAGE, PAVING & EROSION CONTROL ENLARGED - WEST				X	X	X	X	X							
C4.1	UTILITIES - OVERALL	X	X	X	X	X	X	X	X							
C4.1A	UTILITIES ENLARGED - EAST				X	X	X	X	X							
C4.1B	UTILITIES ENLARGED - WEST				X	X	X	X	X							
L2.1	LANDSCAPE PLAN	X	X	X	X	X	X	X	X							
L2.1A	LANDSCAPE PLAN ENLARGED - EAST				X	X	X	X	X							
L2.1B	LANDSCAPE PLAN ENLARGED - WEST				X	X	X	X	X							
L2.1C	LANDSCAPE PLAN - COURTYARD				X	X	X	X	X							
L2.2	LAYOUT PLAN				X	X	X	X	X							
L2.3	MATERIALS PLAN				X	X	X	X	X							
L3.1	LIGHTING PLAN				X	X	X	X	X							
L4.1	IRRIGATION PLAN				X	X	X	X	X							

DEVELOPER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE
SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317)-816-9300 FAX (317)-816-9301

MUNICIPALITY

PROJECT

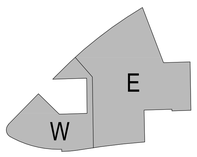
TOP
OF THE HILL
CLEVELAND HEIGHTS, OH

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
13 NOV 2018	CITY SUBMITTAL	SES
20 NOV 2018	CITY SUBMITTAL	SES
5 JUL 2019	SCHEMATIC DESIGN PACKAGE	SPM
9 AUG 2019	ABR SUBMITTAL	SPM
30 AUG 2019	ABR SUBMITTAL	SPM
20 SEP 2019	PRECAST BID DOCUMENTS	SPM
30 SEP 2019	ABR SUBMITTAL	SPM

KEY MAP



CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

ABR SUBMITTAL
SEPTEMBER 30, 2019

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

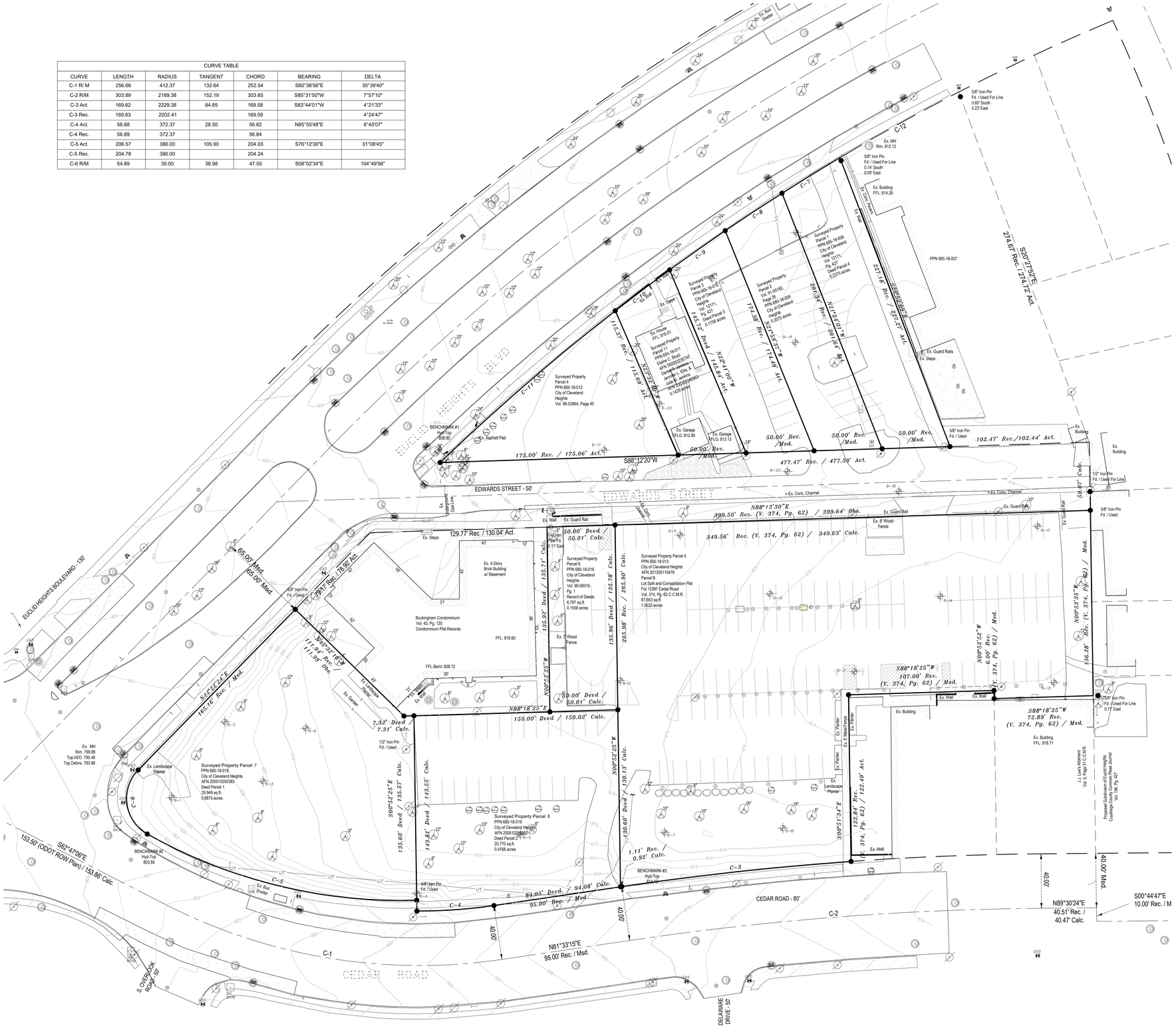
FILE NAME C001FCP008.DWG
PROJECT NO. FCP17008

CIVIL AND LANDSCAPE TITLE SHEET
C0.1

811 Know what's Below. Call before you dig.

© LANDFORM 2019
Landform® and Site to Finish ® are registered service marks of Landform Professional Services, LLC

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1 R/ M	256.66	412.37	132.64	252.54	S80°36'56"E	35°39'40"
C-2 R/M	303.89	2189.38	152.19	303.65	S85°31'50"W	7°57'10"
C-3 Act.	169.62	2229.38	84.85	169.58	S83°44'01"W	4°21'33"
C-3 Rec.	169.63	2202.41		169.59		4°24'47"
C-4 Act.	56.88	372.37	28.50	56.82	N85°55'48"E	8°45'07"
C-4 Rec.	56.89	372.37		56.84		
C-5 Act.	206.57	380.00	105.90	204.03	S76°12'30"E	31°08'45"
C-5 Rec.	204.78	380.00		204.24		
C-6 R/M	54.89	30.00	38.98	47.55	S08°02'34"E	104°49'56"



EXISTING CONDITIONS

1. BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY POLARIS ENGINEERING & SURVEYING, INC., WILLOUGHBY HILLS, OH, ON DECEMBER, 28, 2017 , EXPRESSLY FOR THIS PROJECT; CITY OF CLEVELAND HEIGHTS, OH RECORD DRAWINGS, AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
2. GEOTECHNICAL BORING LOCATIONS ARE APPROXIMATE AND ARE BASED ON INFORMATION PROVIDED IN THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC., PARMA, OH, ON OCTOBER 10, 2018 .

DEVELOPER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE
SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317)-816-9300 FAX (317)-816-9301

MUNICIPALITY

PROJECT

TOP OF THE HILL

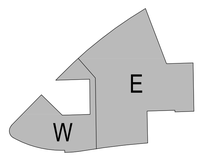
CLEVELAND HEIGHTS, OH

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
13 NOV 2018	CITY SUBMITTAL	SES
20 NOV 2018	CITY SUBMITTAL	SES
5 JUL 2019	SCHEMATIC DESIGN PACKAGE	SPM
9 AUG 2019	ABR SUBMITTAL	SPM
30 AUG 2019	ABR SUBMITTAL	SPM
20 SEP 2019	PRECAST BID DOCUMENTS	SPM
30 SEP 2019	ABR SUBMITTAL	SPM

KEY MAP



CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

ABR SUBMITTAL
SEPTEMBER 30, 2019

LANDFORM
From Site to Finish
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C101FCP008.DWG

PROJECT NO. FCP17008

EXISTING CONDITIONS
C1.1

Know what's Below. Call before you dig.

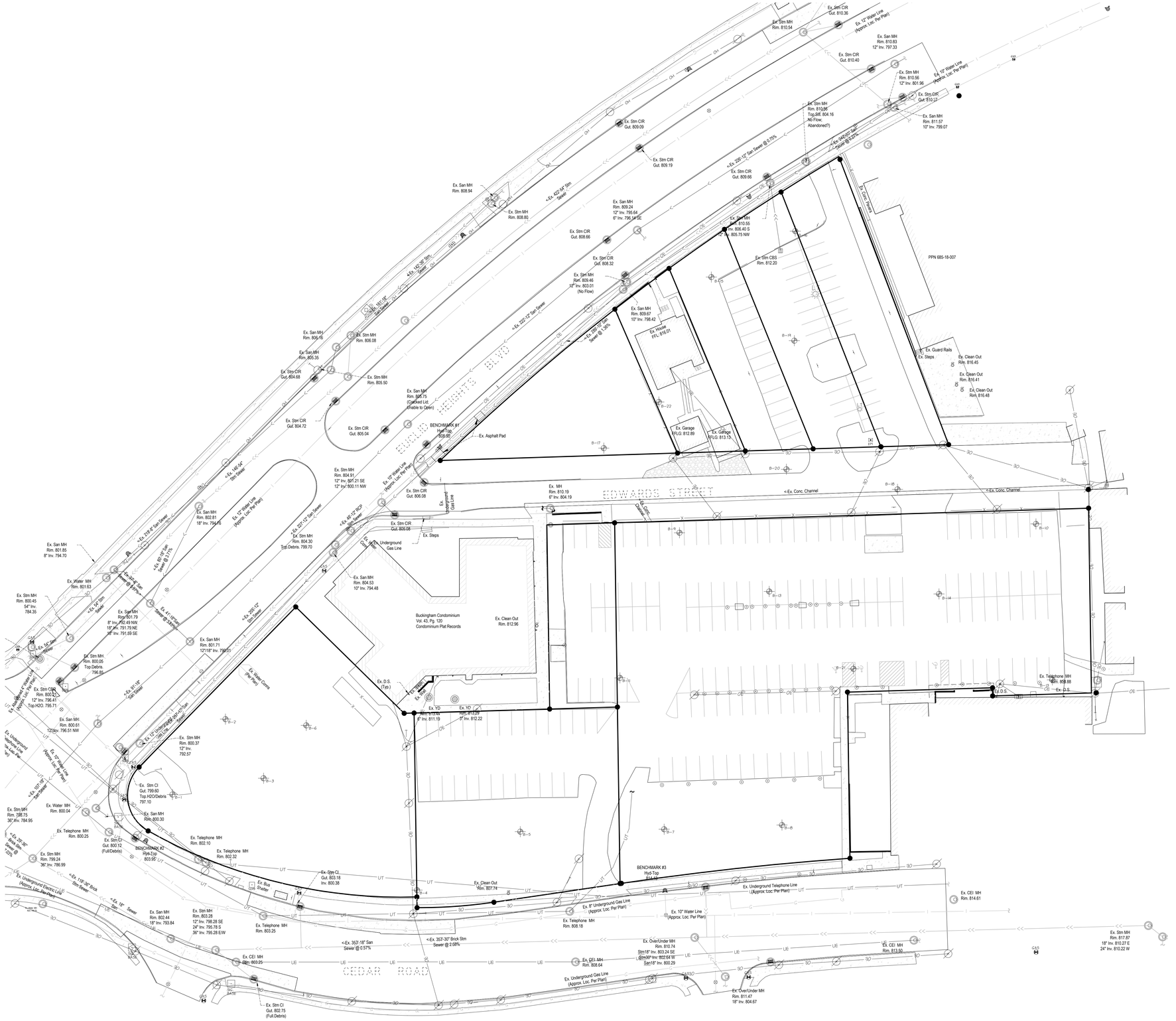
NORTH
0 30 60

© LANDFORM 2019
Landform®and Site to Finish ®are registered service marks of Landform Professional Services, LLC

EXISTING CONDITIONS

1. BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY POLARIS ENGINEERING & SURVEYING, INC., WILLOUGHBY HILLS, OH, ON DECEMBER, 28, 2017 , EXPRESSLY FOR THIS PROJECT; CITY OF CLEVELAND HEIGHTS, OH RECORD DRAWINGS, AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

2. GEOTECHNICAL BORING LOCATIONS ARE APPROXIMATE AND ARE BASED ON INFORMATION PROVIDED IN THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC., PARMA, OH, ON OCTOBER 10, 2018 .


EDWARDS STREET
CLEVELAND HEIGHTS BLVD
Ex. Asphalt Pad
Ex. Concr. Pavement
PPN 685-18-007
Ex. Garage FFLG: 812.89
Ex. Garage FFLG: 813.13
Ex. House FFL: 816.01
Ex. Guard Rails
Ex. Steps
Ex. Clean Out Rim. 816.45
Ex. Clean Out Rim. 816.41
Ex. Clean Out Rim. 816.48
Ex. Clean Out Rim. 812.96
Ex. Clean Out Rim. 807.74
Ex. Clean Out Rim. 808.18
Ex. Clean Out Rim. 811.47
Ex. Clean Out Rim. 812.20
Ex. Clean Out Rim. 808.88
Ex. Clean Out Rim. 810.13
Ex. Clean Out Rim. 811.57
Ex. Clean Out Rim. 810.36
Ex. Clean Out Rim. 810.40
Ex. Clean Out Rim. 810.54
Ex. Clean Out Rim. 810.83
Ex. Clean Out Rim. 810.56
Ex. Clean Out Rim. 810.96
Ex. Clean Out Rim. 810.55
Ex. Clean Out Rim. 809.40 S
Ex. Clean Out Rim. 809.46
Ex. Clean Out Rim. 809.67
Ex. Clean Out Rim. 809.24
Ex. Clean Out Rim. 809.64
Ex. Clean Out Rim. 808.66
Ex. Clean Out Rim. 808.32
Ex. Clean Out Rim. 809.19
Ex. Clean Out Rim. 808.94
Ex. Clean Out Rim. 808.80
Ex. Clean Out Rim. 809.09
Ex. Clean Out Rim. 806.16
Ex. Clean Out Rim. 806.08
Ex. Clean Out Rim. 806.12
Ex. Clean Out Rim. 805.50
Ex. Clean Out Rim. 805.35
Ex. Clean Out Rim. 804.68
Ex. Clean Out Rim. 805.04
Ex. Clean Out Rim. 804.72
Ex. Clean Out Rim. 805.06
Ex. Clean Out Rim. 803.18
Ex. Clean Out Rim. 803.25
Ex. Clean Out Rim. 803.12
Ex. Clean Out Rim. 802.10
Ex. Clean Out Rim. 802.32
Ex. Clean Out Rim. 800.75
Ex. Clean Out Rim. 800.61
Ex. Clean Out Rim. 800.37
Ex. Clean Out Rim. 800.30
Ex. Clean Out Rim. 800.04
Ex. Clean Out Rim. 799.60
Ex. Clean Out Rim. 799.24
Ex. Clean Out Rim. 798.78 S
Ex. Clean Out Rim. 798.28 SE
Ex. Clean Out Rim. 803.28
Ex. Clean Out Rim. 802.44
Ex. Clean Out Rim. 802.81
Ex. Clean Out Rim. 801.85
Ex. Clean Out Rim. 801.79
Ex. Clean Out Rim. 801.71
Ex. Clean Out Rim. 800.05
Ex. Clean Out Rim. 800.12
Ex. Clean Out Rim. 799.71
Ex. Clean Out Rim. 799.41
Ex. Clean Out Rim. 799.36
Ex. Clean Out Rim. 798.75
Ex. Clean Out Rim. 798.42
Ex. Clean Out Rim. 798.15
Ex. Clean Out Rim. 797.10
Ex. Clean Out Rim. 803.18
Ex. Clean Out Rim. 803.23
Ex. Clean Out Rim. 803.25
Ex. Clean Out Rim. 803.28
Ex. Clean Out Rim. 803.25
Ex. Clean Out Rim. 802.75
Ex. Clean Out Rim. 802.64
Ex. Clean Out Rim. 802.29
Ex. Clean Out Rim. 800.29
Ex. Clean Out Rim. 817.87
Ex. Clean Out Rim. 814.61
Ex. Clean Out Rim. 813.50
Ex. Clean Out Rim. 808.64
Ex. Clean Out Rim. 803.25
Ex. Clean Out Rim. 804.53
Ex. Clean Out Rim. 804.30
Ex. Clean Out Rim. 804.49
Ex. Clean Out Rim. 804.91
Ex. Clean Out Rim. 801.63
Ex. Clean Out Rim. 801.79
Ex. Clean Out Rim. 800.05
Ex. Clean Out Rim. 800.13

DEMOLITION AND CLEARING NOTES

1. OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
2. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
3. SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
4. BUILDING DEMOLITION: VERIFY WITH OWNER THAT BUILDING HAS BEEN CLEARED OF REGULATED MATERIALS REQUIRING SPECIAL HANDLING OR DISPOSAL. REMOVE STRUCTURE, COLUMNS, CANOPIES, FOOTINGS, FOUNDATIONS, AND ANY ASSOCIATED CONSTRUCTION IN ITS ENTIRETY.
5. DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
6. REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
7. COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS.
8. PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
9. PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOD, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
10. REMOVE TREES NOTED, INCLUDING ROOT STRUCTURES, FROM THE SITE. COORDINATE WITH OWNER TO MARK TREES TO BE SAVED OR TRANSPLANTED PRIOR TO CLEARING. PROTECT TREES INDICATED WITH TREE PROTECTION FENCING PER DETAIL C7.X/X.
11. REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, ARRONS, LIGHTING, RELATED FOUNDATIONS, SIGNAGE, BOLLARDS, LANDSCAPING, AND STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
12. COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
13. EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
14. HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.

LEGEND

- :TREE REMOVAL
- :TREE PROTECTION
- B-X :SOIL BORING
- :CURB REMOVAL
- XXXXXXXXXXXXXXXXXXXX :UTILITY LINE REMOVAL
- :PAVEMENT SAWCUT
- :CONSTRUCTION LIMITS

DEVELOPER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE
SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317)-816-9300 FAX (317)-816-9301

MUNICIPALITY

PROJECT

TOP OF THE HILL

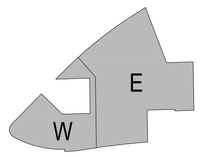
CLEVELAND HEIGHTS, OH

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
13 NOV 2018	CITY SUBMITTAL	SES
20 NOV 2018	CITY SUBMITTAL	SES
5 JUL 2019	SCHEMATIC DESIGN PACKAGE	SPM
9 AUG 2019	ABR SUBMITTAL	SPM
30 AUG 2019	ABR SUBMITTAL	SPM
20 SEP 2019	PRECAST BID DOCUMENTS	SPM
30 SEP 2019	ABR SUBMITTAL	SPM

KEY MAP



CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

ABR SUBMITTAL
SEPTEMBER 30, 2019

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C103FCP008.DWG
PROJECT NO. FCP17008

DEMOLITION
C1.3

Know what's Below. Call before you dig.

NORTH
0 30 60

© LANDFORM 2019
Landform®and Site to Finish ® are registered service marks of Landform Professional Services, LLC

GENERAL NOTES

1. Interior building layout is shown for reference only. Refer to Architectural plans for additional information.

SITE PLAN NOTES

2. Obtain all necessary permits for construction within, or use of, public right-of-way.
3. The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
4. Building layout angles are parallel with or perpendicular to the property line at the location indicated.
5. Dimensions shown are to face of curb and exterior face of building unless noted otherwise.
6. Delineate parking stalls with a 4-inch wide white painted stripe. Delineate access aisles with 4-inch wide white painted stripes 18 inches on center and at 45 degree angle to direction of travel.
7. Trash / Recycling Areas: See Architectural Drawings.

ZONING AND SETBACK SUMMARY

The Property is Zoned Mixed Use Zone (S-2)

Apartment Building Setback Information is as follows:

45 ft. from property lines of adjacent Euclid Heights and Lennox apartment buildings and 2330 Euclid Heights Blvd.

Mixed-Use Building and Parking Deck Setback Information is as follows:

30 ft. form eastern property line adjacent to Lennox Apartment Buildings.
30 ft. from Eastern property line adjacent to 1383 Cedar Rd.
50 ft. from 2330 Euclid Heights Blvd.
10 ft. landscape buffer yard between the development's parking lots and residential uses.

AREA SUMMARY

Existing:					
Pervious	88,470	S.F.	2.03	AC.	45.8%
Impervious	104,801	S.F.	2.40	AC.	54.2%
Total	193,271	S.F.	4.43	AC.	100.0%
Proposed:					
Pervious	39,041	S.F.	0.89	AC.	20.3%
Impervious	154,230	S.F.	3.54	AC.	79.7%
Total	193,271	S.F.	4.43	AC.	100.0%

PARKING SUMMARY

Provided Parking:

Standard Stalls	(9x20)	21	EA.
Accessible Stalls	(9x20)	1	EA.
Parallel Stalls	(9x22)	11	EA.
Total Parking Stalls Provided		23	EA.

NOTE: Refer to Architectural for parking counts provided within structure.

LEGEND

Green Space (Landscape Area)

DEVELOPER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE
SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317)-816-9300 FAX (317)-816-9301

MUNICIPALITY

PROJECT

TOP OF THE HILL

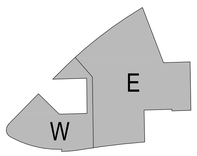
CLEVELAND HEIGHTS, OH

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
13 NOV 2018	CITY SUBMITTAL	SES
20 NOV 2018	CITY SUBMITTAL	SES
5 JUL 2019	SCHEMATIC DESIGN PACKAGE	SPM
9 AUG 2019	ABR SUBMITTAL	SPM
30 AUG 2019	ABR SUBMITTAL	SPM
20 SEP 2019	PRECAST BID DOCUMENTS	SPM
30 SEP 2019	ABR SUBMITTAL	SPM

KEY MAP



CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

ABR SUBMITTAL
SEPTEMBER 30, 2019

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C201FCP008.DWG

PROJECT NO. FCP17008

SITE PLAN OVERALL

C2.1

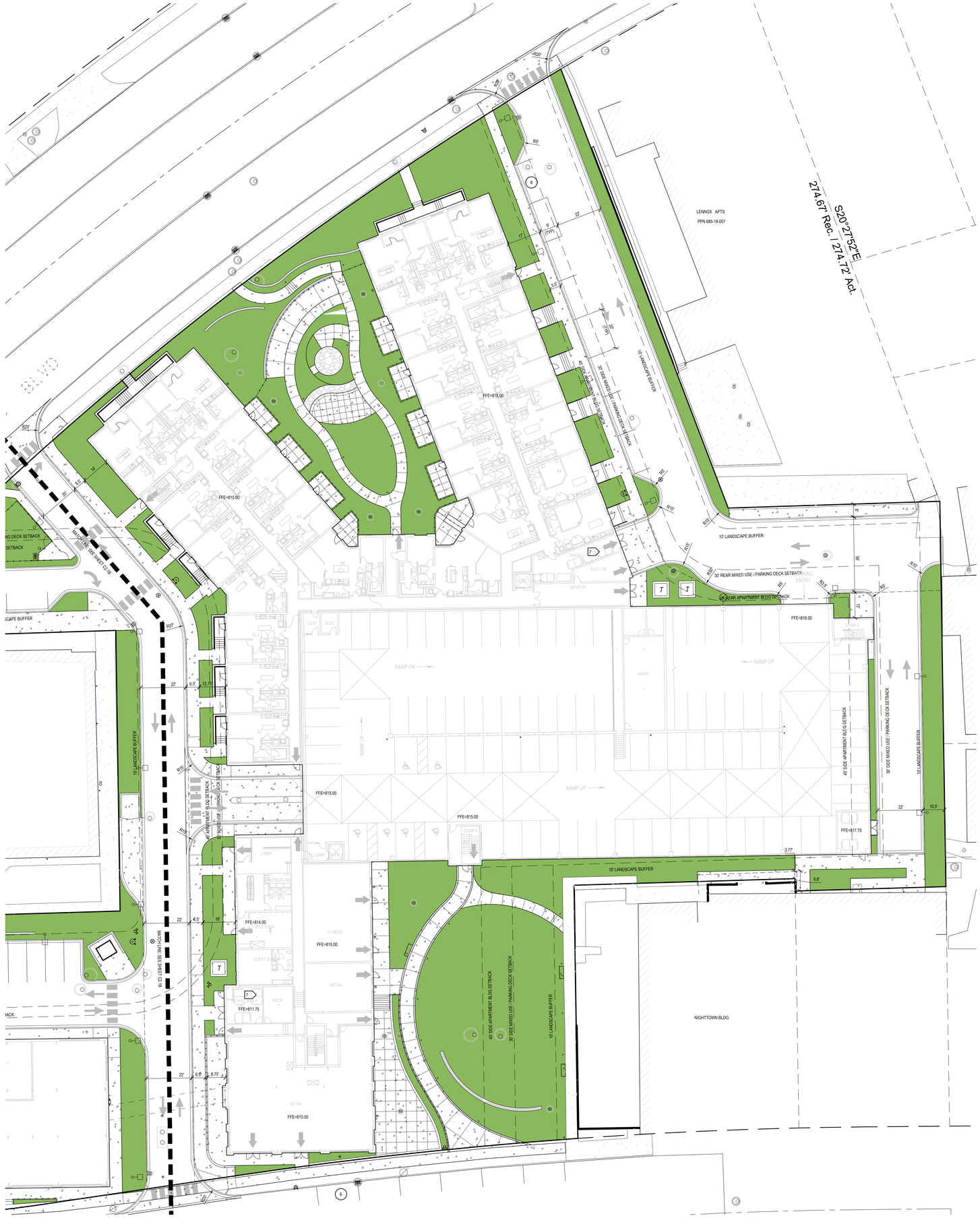
811 Know what's Below. Call before you dig.

NORTH

0 30 60

© LANDFORM 2019

Landform® and Site to Finish ® are registered service marks of Landform Professional Services, LLC



GENERAL NOTES

1. Interior building layout is shown for reference only. Refer to Architectural plans for additional information.

SITE PLAN NOTES

2. Obtain all necessary permits for construction within, or use of, public right-of-way.
3. The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
4. Building layout angles are parallel with or perpendicular to the property line at the location indicated.
5. Dimensions shown are to face of curb and exterior face of building unless noted otherwise.
6. Delineate parking stalls with a 4-inch wide white painted stripe. Delineate access aisles with 4-inch wide white painted stripes 18 inches on center and at 45 degree angle to direction of travel.

7 Trash / Recycling Areas: See Architectural Drawings.

ZONING AND SETBACK SUMMARY

The Property is Zoned Mixed Use Zone (S-2)

Apartment Building Setback Information is as follows:

45 ft. from property lines of adjacent Euclid Heights and Lennox apartment buildings and 2330 Euclid Heights Blvd.

Mixed-Use Building and Parking Deck Setback Information is as follows:

30 ft. form eastern property line adjacent to Lennox Apartment Buildings.
30 ft. from Eastern property line adjacent to 1383 Cedar Rd.
50 ft. from 2330 Euclid Heights Blvd.
10 ft. landscape buffer yard between the development's parking lots and residential uses.

AREA SUMMARY

Existing:					
Pervious	88,470	S.F.	2.03	AC.	45.8%
Impervious	104,801	S.F.	2.40	AC.	54.2%
Total	193,271	S.F.	4.43	AC.	100.0%
Proposed:					
Pervious	39,041	S.F.	0.89	AC.	20.3%
Impervious	154,230	S.F.	3.54	AC.	79.7%
Total	193,271	S.F.	4.43	AC.	100.0%

PARKING SUMMARY

Provided Parking:

Standard Stalls	(9x20)	21 EA.
Accessible Stalls	(9x20)	1 EA.
Parallel Stalls	(9x22)	11 EA.
Total Parking Stalls Provided		23 EA.

NOTE: Refer to Architectural for parking counts provided within structure.

LEGEND

Green Space (Landscape Area)

DEVELOPER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE
SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317)-816-9300 FAX (317)-816-9301

MUNICIPALITY

PROJECT

TOP OF THE HILL

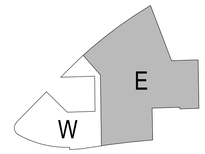
CLEVELAND HEIGHTS, OH

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
13 NOV 2018	CITY SUBMITTAL	SES
20 NOV 2018	CITY SUBMITTAL	SES
5 JUL 2019	SCHEMATIC DESIGN PACKAGE	SPM
9 AUG 2019	ABR SUBMITTAL	SPM
30 AUG 2019	ABR SUBMITTAL	SPM
20 SEP 2019	PRECAST BID DOCUMENTS	SPM
30 SEP 2019	ABR SUBMITTAL	SPM

KEY MAP



CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

ABR SUBMITTAL
SEPTEMBER 30, 2019

LANDFORM
From Site to Finish
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	C201FCP008A.DWG
PROJECT NO.	FCP17008

SITE PLAN ENLARGED - EAST

C2.1A

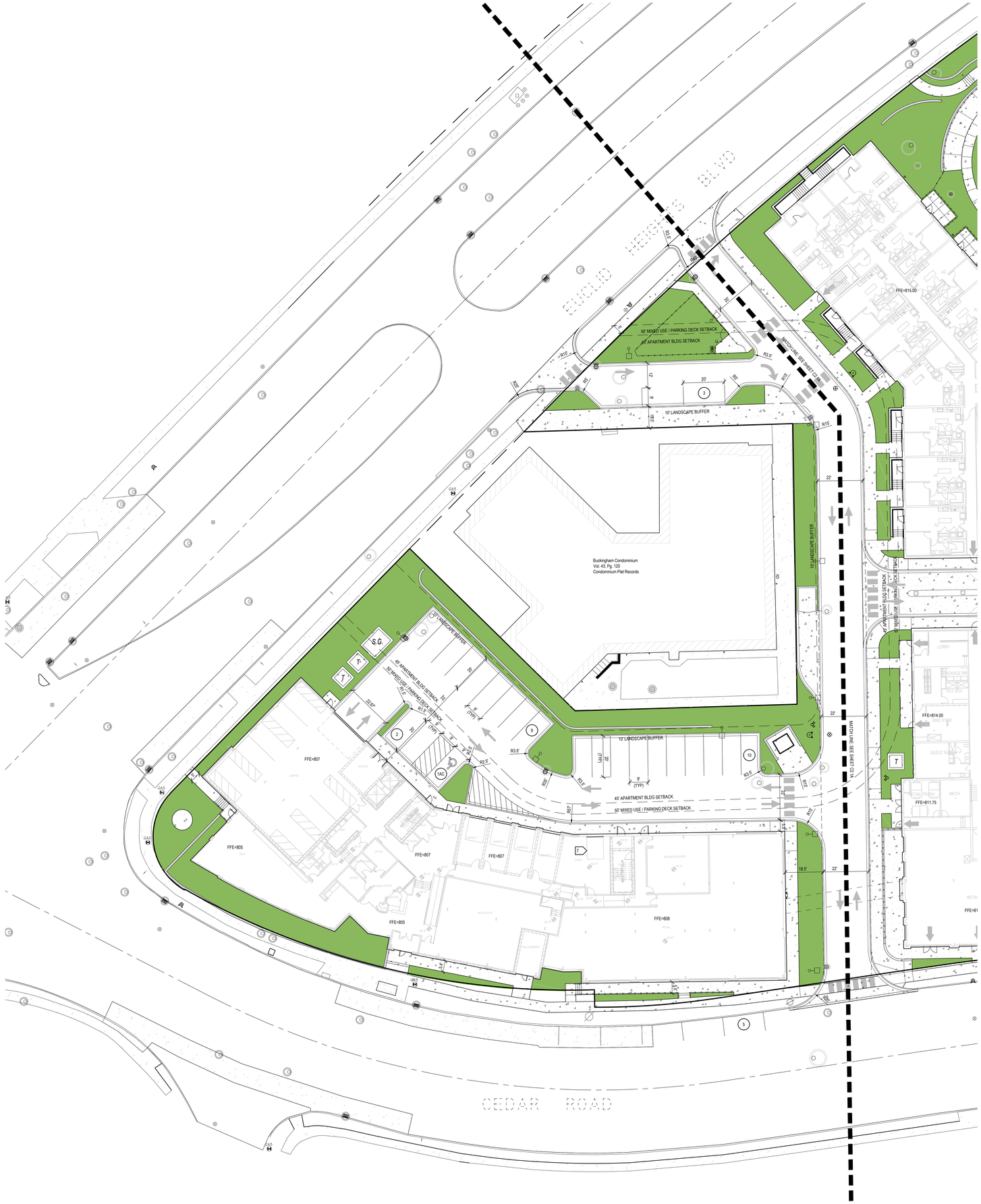
811 Know what's Below. Call before you dig.

NORTH

0 20 40

© LANDFORM 2019

Landform® Land Site to Finish® are registered service marks of Landform Professional Services, LLC



GENERAL NOTES

1. Interior building layout is shown for reference only. Refer to Architectural plans for additional information.

SITE PLAN NOTES

2. Obtain all necessary permits for construction within, or use of, public right-of-way.
3. The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
4. Building layout angles are parallel with or perpendicular to the property line at the location indicated.
5. Dimensions shown are to face of curb and exterior face of building unless noted otherwise.
6. Delineate parking stalls with a 4-inch wide white painted stripe. Delineate access aisles with 4-inch wide white painted stripes 18 inches on center and at 45 degree angle to direction of travel.
7. Trash / Recycling Areas: See Architectural Drawings.

ZONING AND SETBACK SUMMARY

The Property is Zoned Mixed Use Zone (S-2)

Apartment Building Setback Information is as follows:

45 ft. from property lines of adjacent Euclid Heights and Lennox apartment buildings and 2330 Euclid Heights Blvd.

Mixed-Use Building and Parking Deck Setback Information is as follows:

30 ft. form eastern property line adjacent to Lennox Apartment Buildings.
30 ft. from Eastern property line adjacent to 1383 Cedar Rd.
50 ft. from 2330 Euclid Heights Blvd.
10 ft. landscape buffer yard between the development's parking lots and residential uses.

AREA SUMMARY

Existing:					
Pervious	88,470	S.F.	2.03	AC.	45.8%
Impervious	104,801	S.F.	2.40	AC.	54.2%
Total	193,271	S.F.	4.43	AC.	100.0%
Proposed:					
Pervious	39,041	S.F.	0.89	AC.	20.3%
Impervious	154,230	S.F.	3.54	AC.	79.7%
Total	193,271	S.F.	4.43	AC.	100.0%

PARKING SUMMARY

Provided Parking:

Standard Stalls	(9x20)	21 EA.
Accessible Stalls	(9x20)	1 EA.
Parallel Stalls	(9x22)	11 EA.
Total Parking Stalls Provided		23 EA.

NOTE: Refer to Architectural for parking counts provided within structure.

LEGEND

Green Space (Landscape Area)

DEVELOPER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE
SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317)-816-9300 FAX (317)-816-9301

MUNICIPALITY

PROJECT

TOP OF THE HILL

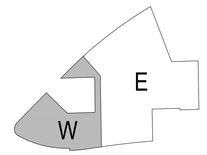
CLEVELAND HEIGHTS, OH

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
13 NOV 2018	CITY SUBMITTAL	SES
20 NOV 2018	CITY SUBMITTAL	SES
5 JUL 2019	SCHEMATIC DESIGN PACKAGE	SPM
9 AUG 2019	ABR SUBMITTAL	SPM
30 AUG 2019	ABR SUBMITTAL	SPM
20 SEP 2019	PRECAST BID DOCUMENTS	SPM
30 SEP 2019	ABR SUBMITTAL	SPM

KEY MAP



CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

ABR SUBMITTAL
SEPTEMBER 30, 2019

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	C201FCP008B.DWG
PROJECT NO.	FCP17008

SITE PLAN ENLARGED - WEST

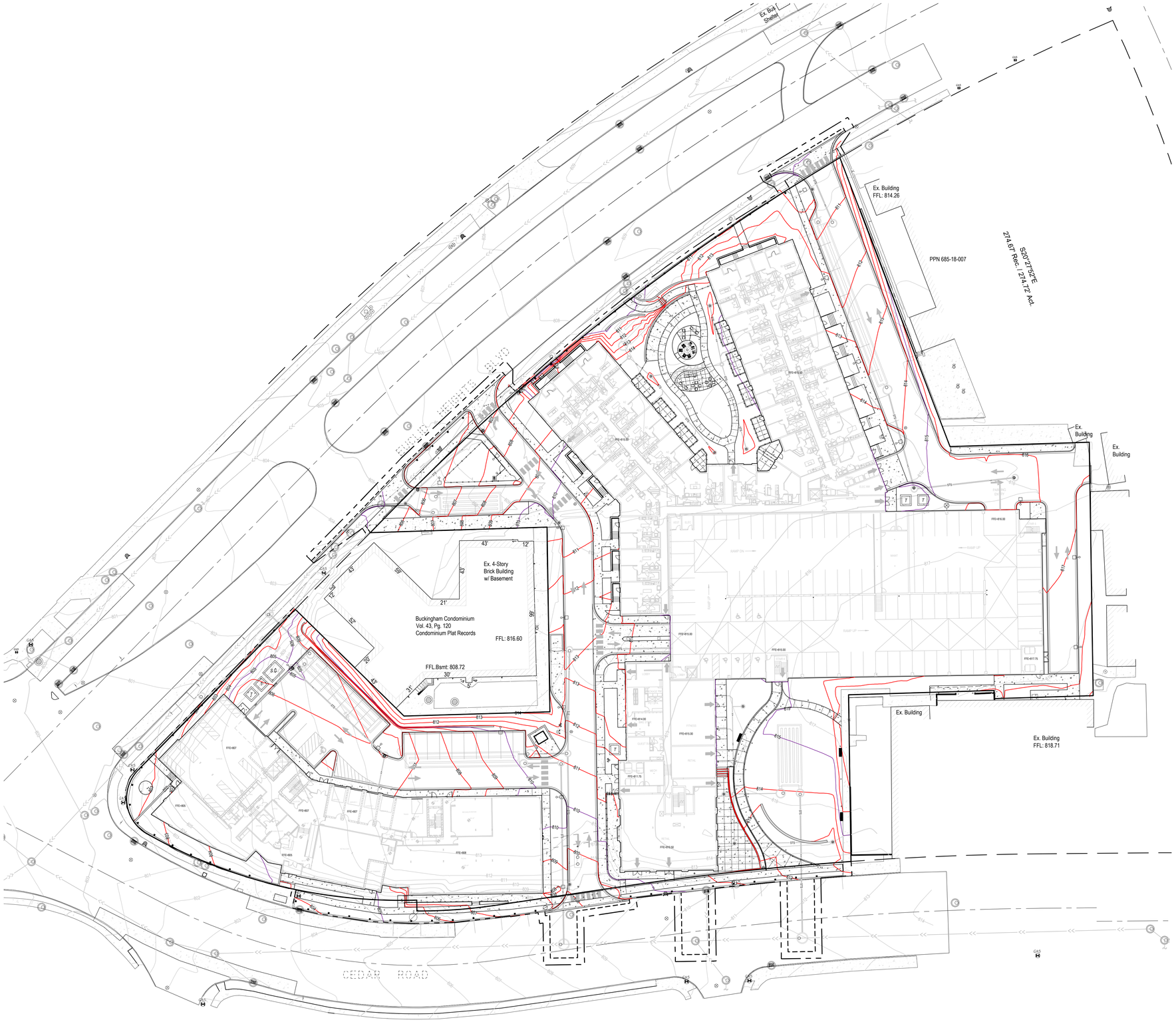
C2.1B

811 Know what's Below. Call before you dig.

NORTH
0 20 40

© LANDFORM 2019

Landform®and Site to Finish® are registered service marks of Landform Professional Services, LLC



GENERAL NOTES

1. Interior building layout is shown for reference only. Refer to Architectural plans for additional information.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

2. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
3. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
4. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
5. Refer to SWPPP Notes on Sheet C3.X for additional requirements.
6. All exposed soil areas must be stabilized within 72 hours of completion of work in each area. (If within 1 mile of Impaired Water use the following note instead) all exposed soils areas shall be stabilized immediately to limit soil erosion in that portion of the site where construction has temporarily or permanently ceased.
7. Seed, Sod, Mulch and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number
Sod	ODOT 660
Seed	ODOT 659
Mulch	ODOT 659
Fertilizer	ODOT 659

8. See Landscape Sheets for permanent turf and landscape establishment.
9. Scrape adjacent streets clean daily and sweep clean weekly.

GRADING NOTES

10. Contact utility service providers for field location of services 72 hours prior to beginning grading.
11. Refer to the Geotechnical Report prepared by Terracon Consultants, Inc., Dated 10/10/2018, For additional information on backfill material and groundwater conditions.
12. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
13. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
14. Rough grade Building Pad to 12 inches below Finished Floor Elevation (FFE).
15. Refer to Structural Specifications for Earthwork requirements for Building Pads.
16. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
17. Place and compact fill using lift thicknesses matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
18. Compact cohesive soils in paved areas to 95% of maximum dry density. Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
19. Coordinate with Architectural for building stoop locations. Slopes shown on adjacent walks and pavements should continue over stoops.

PAVING NOTES

20. Spot Elevations at curblines indicate flowlines unless noted otherwise. See Sheet C4.1 for rim elevations of catch basins.
21. Grades between proposed spot elevations shall be continuous and nonvariable. Spot Elevations shall govern over contour lines.
22. Meet and Match existing curb. Transition as Needed.
23. Paving Sections (Refer to Geotechnical Report by Terracon Consultants, Inc., Dated 10-10-2018)
    a. Bituminous Paving (Light Duty)
       1.5-inch Bituminous Wear (ODOT 401)
       Tack Coat (ODOT 407)
       3.0-inch Bituminous Base (ODOT 301)
       6-inch Aggregate Base (ODOT 304)
       Compacted Subsoil

    b. Bituminous Paving (Heavy Duty)
       2-inch Bituminous Wear (ODOT 401)
       Tack Coat (ODOT 407)
       3-inch Bituminous Base (ODOT 301)
       8-inch Aggregate Base (ODOT 304)
       Compacted Subsoil

    c. Concrete Walkways
       5-inch Concrete Walk, 4000 PSI, 5%-8% Air Entrained, Max. 4" Slump (ODOT 452)
       4-inch Aggregate Base (ODOT 304)
       Compacted Subsoil

    d. Concrete Drives, Aprons, and Exterior Slabs
       5.5-inch Concrete, 4000 PSI, 5%-8% Air Entrained, Max. 4" Slump (ODOT 452)
       4-inch Aggregate Base (ODOT 304)
       Compacted Subsoil

    e. Static Loading Areas
       8-inch Concrete, 4000 PSI, 5%-8% Air Entrained, Max. 4" Slump (ODOT 452)
       4-inch Aggregate Base (ODOT 304)
       Compacted Subsoil

24. Concrete Joints
    Install joints as shown and align across sidewalks, curbs, and pavement, paying attention to spacing of expansion joints. Joint spacing shall be as follows:
    a. Tooled joints: Divide panels into nominally equal areas unless shown otherwise.
    b. Expansion Joints: Sidewalks - 40 feet max.; Curbs - 60 feet max.; Pavement: 80 feet max.; Adjacent to building foundations and stoops.
    c. Contraction Joints: Sidewalks - 8 to 10 feet; Curbs and Aprons - 12 to 15 feet.
25. Accessible Parking Stalls and adjacent access aisles shall not exceed a 2.00% slope in any direction.
26. Accessible Routes shall have a maximum cross slope of 2.00% and a maximum running slope of 5.00%.
27. Adjust all structure rims to match pavement elevations.

WET CAST/DRYCAST RETAINING WALL NOTES

28. Drycast Concrete Segmental Retaining Wall, Color to be determined by Owner or Architect.
29. Provide structural design of retaining walls, following Landform / MNDOT Retaining Wall specifications for minimum design and performance. Provide construction of walls in accordance with approved design.
30. Confirm Architectural Requirements for wall units with owner.
31. Submit design to City for approval prior to Building Permit issuance.
32. Provide coordination and assurance that related work constructed within the reinforced earth zone; including fences, underground utilities, guard rails, etc.; is in accordance with approved design and does no damage to reinforcing elements of the retaining wall.

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Inlet Protection	14 Each
	:Silt Fence	1,022 Feet
	:Vehicle Tracking Pad	3 Each
	:Pavement Sawcut	
	:Construction Limits	

DEVELOPER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE
SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317)-816-9300 FAX (317)-816-9301

MUNICIPALITY

PROJECT

TOP OF THE HILL

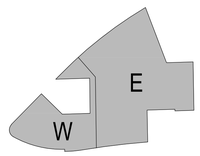
CLEVELAND HEIGHTS, OH

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
13 NOV 2018	CITY SUBMITTAL	SES
20 NOV 2018	CITY SUBMITTAL	SES
5 JUL 2019	SCHEMATIC DESIGN PACKAGE	SPM
9 AUG 2019	ABR SUBMITTAL	SPM
30 AUG 2019	ABR SUBMITTAL	SPM
20 SEP 2019	PRECAST BID DOCUMENTS	SPM
30 SEP 2019	ABR SUBMITTAL	SPM

KEY MAP



CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

ABR SUBMITTAL
SEPTEMBER 30, 2019

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C301FCP008.DWG
PROJECT NO. FCP17008

GRADING, DRAINAGE, PAVING & EROSION CONTROL - OVERALL

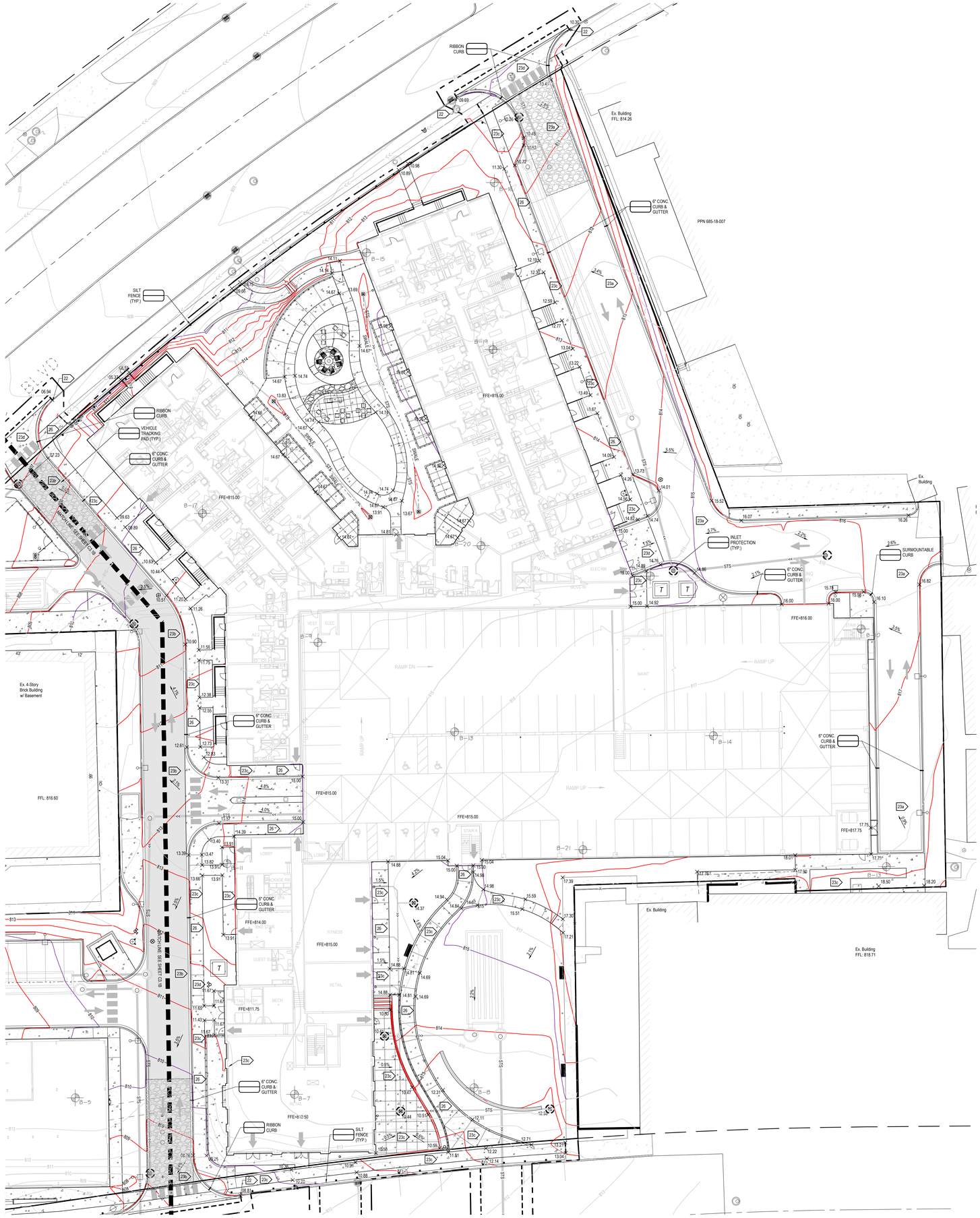
C3.1

811 Know what's Below. Call before you dig.

NORTH
0 30 60

© LANDFORM 2019

Landform® and Site to Finish ® are registered service marks of Landform Professional Services, LLC



GENERAL NOTES

1. Interior building layout is shown for reference only. Refer to Architectural plans for additional information.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

2. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
3. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
4. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
5. Refer to SWPPP Notes on Sheet C3.X for additional requirements.
6. All exposed soil areas must be stabilized within 72 hours of completion of work in each area. (If within 1 mile of Impaired Water use the following note instead) all exposed soils areas shall be stabilized immediately to limit soil erosion in that portion of the site where construction has temporarily or permanently ceased.
7. Seed, Sod, Mulch and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number
Sod	ODOT 660
Seed	ODOT 659
Mulch	ODOT 659
Fertilizer	ODOT 659

8. See Landscape Sheets for permanent turf and landscape establishment.
9. Scrape adjacent streets clean daily and sweep clean weekly.

GRADING NOTES

10. Contact utility service providers for field location of services 72 hours prior to beginning grading.
11. Refer to the Geotechnical Report prepared by Terracon Consultants, Inc., Dated 10/10/2018, For additional information on backfill material and groundwater conditions.
12. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
13. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
14. Rough grade Building Pad to 12 inches below Finished Floor Elevation (FFE).
15. Refer to Structural Specifications for Earthwork requirements for Building Pads.
16. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
17. Place and compact fill using lift thicknesses matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
18. Compact cohesive soils in paved areas to 95% of maximum dry density. Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
19. Coordinate with Architectural for building stoop locations. Slopes shown on adjacent walks and pavements should continue over stoops.

PAVING NOTES

20. Spot Elevations at curblines indicate flowlines unless noted otherwise. See Sheet C4.1 for rim elevations of catch basins.
21. Grades between proposed spot elevations shall be continuous and nonvariable. Spot Elevations shall govern over contour lines.

22 Meet and Match existing curb. Transition as Needed.

23 Paving Sections (Refer to Geotechnical Report by Terracon Consultants, Inc., Dated 10-10-2018)

a. Bituminous Paving (Light Duty)
- 1.5-inch Bituminous Wear (ODOT 401)
- Tack Coat (ODOT 407)
- 3.0-inch Bituminous Base (ODOT 301)
- 6-inch Aggregate Base (ODOT 304)
- Compacted Subsoil

b. Bituminous Paving (Heavy Duty)
- 2-inch Bituminous Wear (ODOT 401)
- Tack Coat (ODOT 407)
- 3-inch Bituminous Base (ODOT 301)
- 8-inch Aggregate Base (ODOT 304)
- Compacted Subsoil

c. Concrete Walkways
- 5-inch Concrete Walk, 4000 PSI, 5%-8% Air Entrained, Max. 4" Slump (ODOT 452)
- 4-inch Aggregate Base (ODOT 304)
- Compacted Subsoil

d. Concrete Drives, Aprons, and Exterior Slabs
- 5.5-inch Concrete, 4000 PSI, 5%-8% Air Entrained, Max. 4" Slump (ODOT 452)
- 4-inch Aggregate Base (ODOT 304)
- Compacted Subsoil

e. Static Loading Areas
- 8-inch Concrete, 4000 PSI, 5%-8% Air Entrained, Max. 4" Slump (ODOT 452)
- 4-inch Aggregate Base (ODOT 304)
- Compacted Subsoil

24. Concrete Joints
Install joints as shown and align across sidewalks, curbs, and pavement, paying attention to spacing of expansion joints. Joint spacing shall be as follows:
a. Tooled joints: Divide panels into nominally equal areas unless shown otherwise.
b. Expansion Joints: Sidewalks - 40 feet max.; Curbs - 60 feet max.; Pavement: 80 feet max.; Adjacent to building foundations and stoops.
c. Contraction Joints: Sidewalks - 8 to 10 feet; Curbs and Aprons - 12 to 15 feet.

25 Accessible Parking Stalls and adjacent access aisles shall not exceed a 2.00% slope in any direction.

26 Accessible Routes shall have a maximum cross slope of 2.00% and a maximum running slope of 5.00%.

27. Adjust all structure rims to match pavement elevations.

WET CAST/DRYCAST RETAINING WALL NOTES

28. Drycast Concrete Segmental Retaining Wall,. Color to be determined by Owner or Architect.
29. Provide structural design of retaining walls, following Landform / MNDOT Retaining Wall specifications for minimum design and performance. Provide construction of walls in accordance with approved design.
30. Confirm Architectural Requirements for wall units with owner.
31. Submit design to City for approval prior to Building Permit issuance.
32. Provide coordination and assurance that related work constructed within the reinforced earth zone; including fences, underground utilities, guard rails, etc.; is in accordance with approved design and does no damage to reinforcing elements of the retaining wall.

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	Inlet Protection	14 Each
	Silt Fence	1,022 Feet
	Vehicle Tracking Pad	3 Each
	Pavement Sawcut	
	Construction Limits	

DEVELOPER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE
SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317)-816-9300 FAX (317)-816-9301

MUNICIPALITY

PROJECT

TOP OF THE HILL

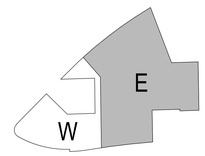
CLEVELAND HEIGHTS, OH

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
13 NOV 2018	CITY SUBMITTAL	SES
20 NOV 2018	CITY SUBMITTAL	SES
5 JUL 2019	SCHEMATIC DESIGN PACKAGE	SPM
9 AUG 2019	ABR SUBMITTAL	SPM
30 AUG 2019	ABR SUBMITTAL	SPM
20 SEP 2019	PRECAST BID DOCUMENTS	SPM
30 SEP 2019	ABR SUBMITTAL	SPM

KEY MAP



CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

ABR SUBMITTAL
SEPTEMBER 30, 2019

LANDFORM
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C301FCP008A.DWG

PROJECT NO. FCP17008

GRADING, DRAINAGE, PAVING & EROSION CONTROL ENLARGED - EAST

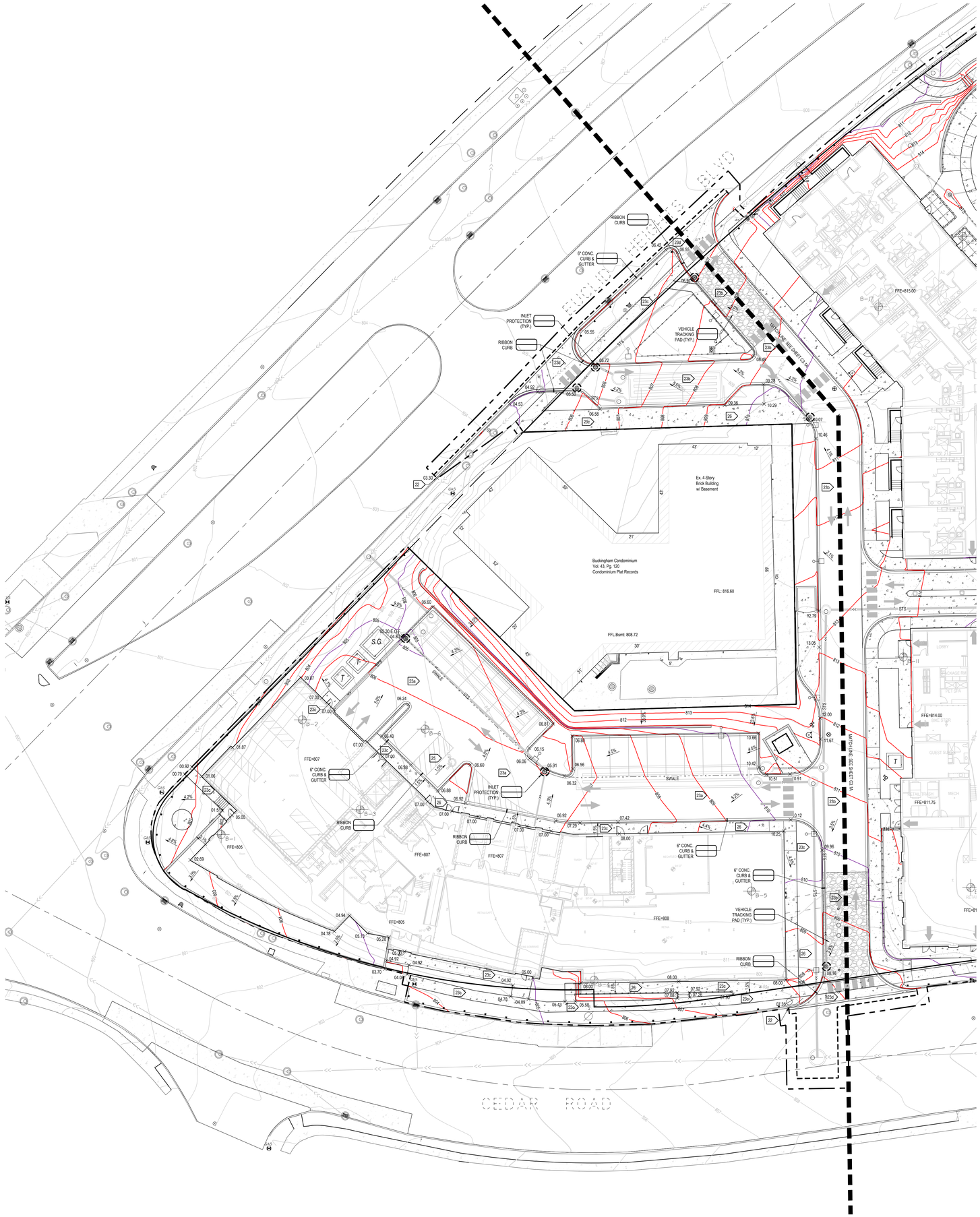
C3.1A

811 Know what's Below. Call before you dig.

NORTH
0 20 40

© LANDFORM 2019

Landform® and Site to Finish ® are registered service marks of Landform Professional Services, LLC



GENERAL NOTES

1. Interior building layout is shown for reference only. Refer to Architectural plans for additional information.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

2. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
3. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
4. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
5. Refer to SWPPP Notes on Sheet C3.X for additional requirements.
6. All exposed soil areas must be stabilized within 72 hours of completion of work in each area. (If within 1 mile of Impaired Water use the following note instead) all exposed soils areas shall be stabilized immediately to limit soil erosion in that portion of the site where construction has temporarily or permanently ceased.
7. Seed, Sod, Mulch and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number
Sod	ODOT 660
Seed	ODOT 659
Mulch	ODOT 659
Fertilizer	ODOT 659

8. See Landscape Sheets for permanent turf and landscape establishment.
9. Scrape adjacent streets clean daily and sweep clean weekly.

GRADING NOTES

10. Contact utility service providers for field location of services 72 hours prior to beginning grading.
11. Refer to the Geotechnical Report prepared by Terracon Consultants, Inc., Dated 10/10/2018, For additional information on backfill material and groundwater conditions.
12. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
13. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
14. Rough grade Building Pad to 12 inches below Finished Floor Elevation (FFE).
15. Refer to Structural Specifications for Earthwork requirements for Building Pads.
16. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
17. Place and compact fill using lift thicknesses matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
18. Compact cohesive soils in paved areas to 95% of maximum dry density. Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
19. Coordinate with Architectural for building stoop locations. Slopes shown on adjacent walks and pavements should continue over stoops.

PAVING NOTES

20. Spot Elevations at curblines indicate flowlines unless noted otherwise. See Sheet C4.1 for rim elevations of catch basins.
21. Grades between proposed spot elevations shall be continuous and nonvariable. Spot Elevations shall govern over contour lines.

22 Meet and Match existing curb. Transition as Needed.

23 Paving Sections (Refer to Geotechnical Report by Terracon Consultants, Inc., Dated 10-10-2018)

a. Bituminous Paving (Light Duty)
- 1.5-inch Bituminous Wear (ODOT 401)
- Tack Coat (ODOT 407)
- 3.0-inch Bituminous Base (ODOT 301)
- 6-inch Aggregate Base (ODOT 304)
- Compacted Subsoil

b. Bituminous Paving (Heavy Duty)
- 2-inch Bituminous Wear (ODOT 401)
- Tack Coat (ODOT 407)
- 3-inch Bituminous Base (ODOT 301)
- 8-inch Aggregate Base (ODOT 304)
- Compacted Subsoil

c. Concrete Walkways
- 5-inch Concrete Walk, 4000 PSI, 5%-8% Air Entrained, Max. 4" Slump (ODOT 452)
- 4-inch Aggregate Base (ODOT 304)
- Compacted Subsoil

d. Concrete Drives, Aprons, and Exterior Slabs
- 5.5-inch Concrete, 4000 PSI, 5%-8% Air Entrained, Max. 4" Slump (ODOT 452)
- 4-inch Aggregate Base (ODOT 304)
- Compacted Subsoil

e. Static Loading Areas
- 8-inch Concrete, 4000 PSI, 5%-8% Air Entrained, Max. 4" Slump (ODOT 452)
- 4-inch Aggregate Base (ODOT 304)
- Compacted Subsoil

24. Concrete Joints
Install joints as shown and align across sidewalks, curbs, and pavement, paying attention to spacing of expansion joints. Joint spacing shall be as follows:
a. Tooled joints: Divide panels into nominally equal areas unless shown otherwise.
b. Expansion Joints: Sidewalks - 40 feet max.; Curbs - 60 feet max.; Pavement: 80 feet max.; Adjacent to building foundations and stoops.
c. Contraction Joints: Sidewalks - 8 to 10 feet; Curbs and Aprons - 12 to 15 feet.

25 Accessible Parking Stalls and adjacent access aisles shall not exceed a 2.00% slope in any direction.

26 Accessible Routes shall have a maximum cross slope of 2.00% and a maximum running slope of 5.00%.

27. Adjust all structure rims to match pavement elevations.

WET CAST/DRYCAST RETAINING WALL NOTES

28. Drycast Concrete Segmental Retaining Wall,. Color to be determined by Owner or Architect.
29. Provide structural design of retaining walls, following Landform / MNDOT Retaining Wall specifications for minimum design and performance. Provide construction of walls in accordance with approved design.
30. Confirm Architectural Requirements for wall units with owner.
31. Submit design to City for approval prior to Building Permit issuance.
32. Provide coordination and assurance that related work constructed within the reinforced earth zone; including fences, underground utilities, guard rails, etc.; is in accordance with approved design and does no damage to reinforcing elements of the retaining wall.

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Inlet Protection	14 Each
	:Silt Fence	1,022 Feet
	:Vehicle Tracking Pad	3 Each
	:Pavement Sawcut	
	:Construction Limits	

811 Know what's Below. Call before you dig.

NORTH
0 20 40

© LANDFORM 2019

DEVELOPER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE
SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317)-816-9300 FAX (317)-816-9301

MUNICIPALITY

PROJECT

TOP OF THE HILL

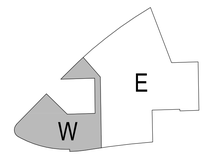
CLEVELAND HEIGHTS, OH

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
15 NOV 2018	CITY SUBMITTAL	SES
20 NOV 2018	CITY SUBMITTAL	SES
5 JUL 2019	SCHEMATIC DESIGN PACKAGE	SPM
9 AUG 2019	ABR SUBMITTAL	SPM
30 AUG 2019	ABR SUBMITTAL	SPM
20 SEP 2019	PRECAST BID DOCUMENTS	SPM
30 SEP 2019	ABR SUBMITTAL	SPM

KEY MAP



CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

ABR SUBMITTAL
SEPTEMBER 30, 2019

LANDFORM
From Site to Finish
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

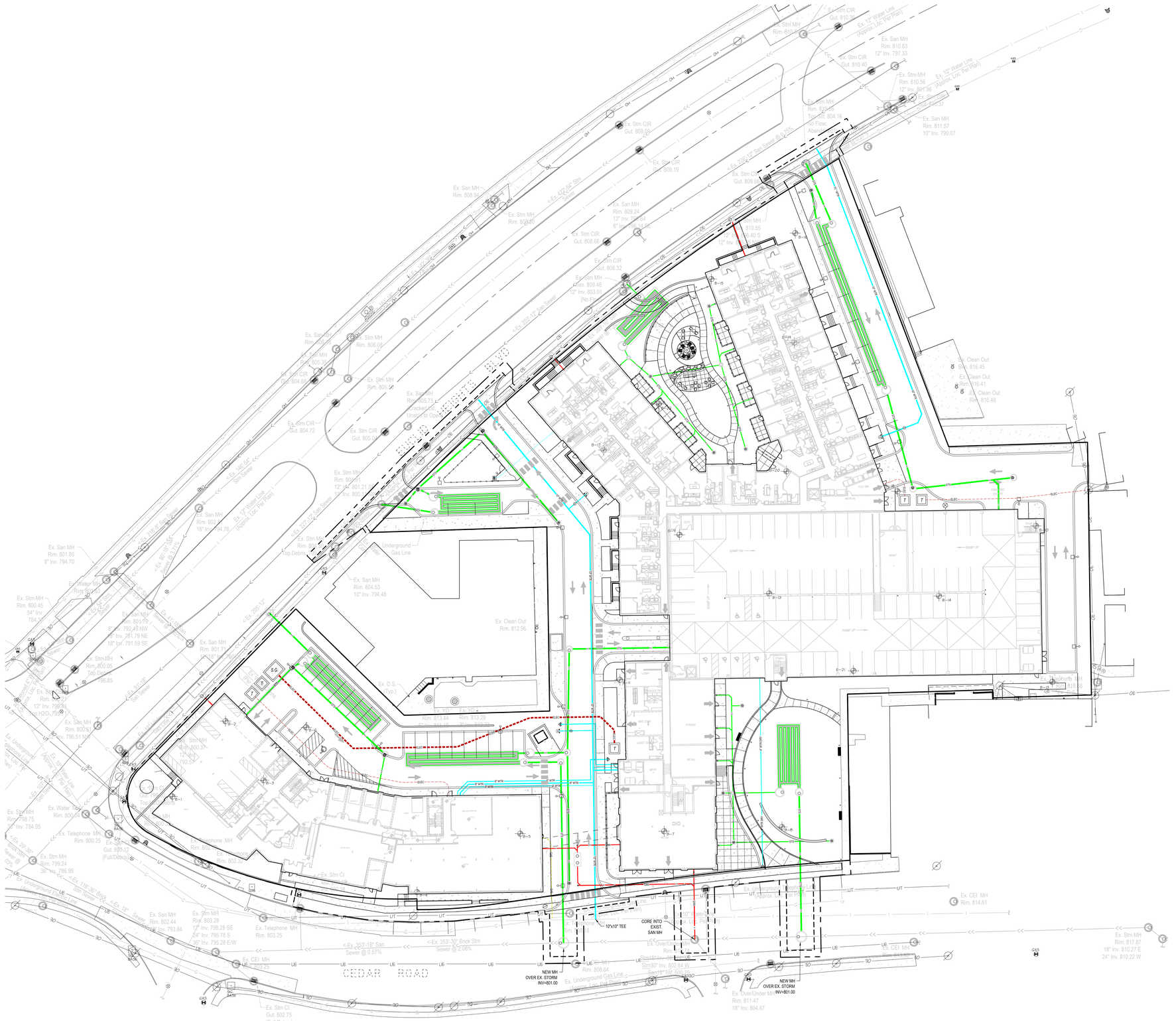
FILE NAME C301FCP008B.DWG

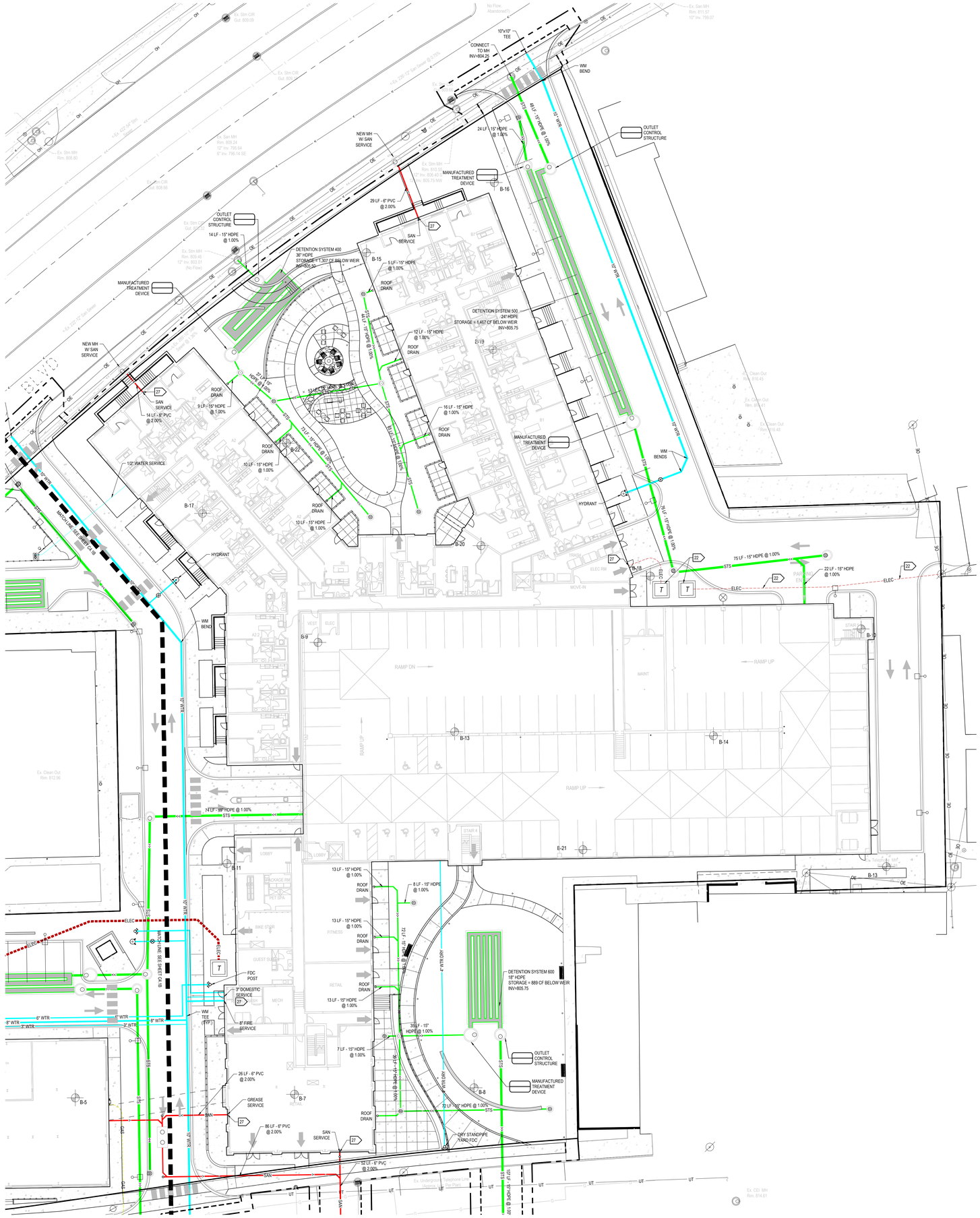
PROJECT NO. FCP17008

GRADING, DRAINAGE, PAVING & EROSION CONTROL ENLARGED - WEST

C3.1B

Landform®and Site to Finish ®are registered service marks of Landform Professional Services, LLC


CEDAR ROAD
Ex. San MH Rim. 809.84
Ex. Stm MH Rim. 809.40
Ex. Stm CIR Gut. 809.02
Ex. Stm CIR Gut. 809.19
Ex. Stm CIR Gut. 809.68
Ex. Stm CIR Gut. 809.32
Ex. Stm MH Rim. 809.46 12" Inv. 803.01 (No Flow)
Ex. San MH Rim. 809.24 12" Inv. 799.64 6" Inv. 799.84
Ex. Stm MH Rim. 810.55 12" Inv. 806.40
Ex. San MH Rim. 810.83 12" Inv. 797.33
Ex. Stm CIR Gut. 810.40
Ex. Stm MH Rim. 810.56 12" Inv. 807.96
Ex. San MH Rim. 811.57 10" Inv. 799.07
Ex. Stm MH Rim. 806.66
Ex. Stm CIR Gut. 804.72
Ex. Stm CIR Gut. 805.14
Ex. Stm MH Rim. 805.75 Unlocked Unsure to Open
Ex. Stm MH Rim. 800.01 12" Inv. 801.21 Inv. 800.81
Ex. Stm MH Rim. 800.45 54" Inv. 784.30
Ex. San MH Rim. 801.85 8" Inv. 794.70
Ex. San MH Rim. 803.79 18" Inv. 794.76
Ex. San MH Rim. 792.49 NW 18" Inv. 791.79 NE 18" Inv. 791.59 SE
Ex. Stm MH Rim. 800.05 Top Debris
Ex. San MH Rim. 801.71 18" Inv. 796.85
Ex. San MH Rim. 800.61 Inv. 796.51 NW
Ex. Stm MH Rim. 800.37 12" Inv. 792.57
Ex. Water Valve Rim. 800.04
Ex. Telephone MH Rim. 800.25
Ex. Stm MH Rim. 799.24 30" Inv. 786.99
Ex. Stm MH Rim. 798.75 Inv. 784.95
Ex. Stm MH Rim. 803.28 12" Inv. 798.28 SE 24" Inv. 795.78 S 36" Inv. 795.28 E/W
Ex. San MH Rim. 802.44 Inv. 793.84
Ex. Telephone MH Rim. 803.25
Ex. CEI MH Rim. 807.75
Ex. Stm CI Gut. 802.75 (Full,Debris)
Ex. Stm CI Gut. 802.12 (Full,Debris)
Ex. Underground Gas Line
Ex. Underground Telephone Line
Ex. Underground Electric Line
Ex. 10" Water Line (Approx. Loc Per Plan)
Ex. 12" Water Line (Approx. Loc Per Plan)
Ex. 6" Water Line (Approx. Loc Per Plan)
Ex. 12" Water Line (Approx. Loc Per Plan)
Ex. 10



GENERAL NOTES

1. Interior building layout is shown for reference only. Refer to Architectural plans for additional information.

UTILITY NOTES

2. Pipe Materials

Watermain	C900 PVC
Water Service	C900 PVC
Sanitary Sewer	PVC SDR 35 (ASTM: D3034, D2665, & F891)
Sanitary Sewer Service	PVC SDR 35 (ASTM: D1785, D3034, D2665, & F891)
Grease Trap Service	PVC Schedule 40 (ASTM: D1785, D3034, D2665, & F891)
Storm Sewer	PVC Schedule 40 (ASTM: D1785, D3034, D2665, & F891) RCP 12"-18" CLASS 5 (ASTM C76) RCP 21" CLASS 4 (ASTM C76) RCP 24"-48" CLASS 3 (ASTM C76) HDPE 12 - 60" (ASTM D3212, ASTM F2306, AASHTO M252, AASHTO M294)
Drain Tile	HDPE - Corregated & Perforated (ASTM D3350, ASTM D4976, AASHTO M252, AASHTO M294)

3. Contact Utility Service providers for field location of services 72 hours prior to beginning.
4. Contractor to field verify location and elevation of all utility points of connection prior to construction of any proposed utilities. Contractor to notify Engineer immediately if there is any discrepancy.
5. Contractor to pothole all utility crossings prior to construction of new utilities to verify depths of existing lines. Contact Engineer immediately if any conflicts are discovered.
6. Provide means and measures to protect adjacent property from damage during utility installation.
7. Pipe lengths shown are from center of structure to center of structure or end of end section.
8. Install tracer wire with all non-conductive utilities in accordance with City of Cleveland Heights Standards.
9. Connect to City Utilities in accordance with City of Cleveland Heights Standards.
10. Contact Cleveland Water at 216.664.3130 for Wet Tap connection.
11. Maintain 6.0 Feet of cover on water.
12. Deflect water to maintain 18-inch minimum outside separation at sewer crossings. Center pipe lengths to provide greatest separation between joints.
13. Contact Cleveland Water at 216.664.3130 for flushing and pressure test inspections.
14. The water distribution system shall be disinfected per Ohio Rules, Part 4101:3.
15. Provide 4-inch rigid foam (ASTM D1621) insulation on sanitary sewer less than 5 feet deep.
16. Refer to Plumbing Plans for Grease Interceptor detail. The tank and top slab must be designed to handle traffic and soil loads. The tank must be protected from freezing and must comply with all Local and State Codes.
17. All portions of the storm sewer system, located within 10 feet of the building or water service line must be tested in accordance with Ohio Rules, Part 4101:3.
18. All joints and connections in the storm sewer system shall be gastight or water tight. Approved resilient rubber joints must be used to make watertight connections to manholes, catch basins, and other structures.
19. Catch basins in curb and gutter are sumped 2 inches below the gutter grade.
20. Irrigation sleeve to be 4" Schedule 80 PVC buried 24" below grade. Extend sleeves 3' beyond the edge of pavement. Mark each end of sleeve with 3/4" rebar 12" below finish grade. (coordinate with irrigation contractor.)
21. Coordinate with Private Utilities to provide electric, natural gas, and communications services to building.
22. The primary electric feed, transformer, and meter are provided and installed by First Energy. The transformer pad design is provided by the Utility and construction is by the Contractor. Contact Utility for pad detail. The secondary electric and conduits shall be installed by the Electrical Contractor.
23. See electrical site plan for additional information.
24. Dominion East Ohio will furnish and install gas service piping from the mainline to the meter and the meter. Gas service from the meter shall be installed by the Mechanical Contractor.
25. Provide one X-inch PVC Conduit with pull-string from existing telephone service to building.
26. Provide conduits for cable television and other electronic communication.
27. Coordinate with Mechanical, Plumbing, and Electrical Drawings for locations of service connections and continuation of services within building.
28. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100% compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
29. Adjust structures to final grade where disturbed. Comply with requirements of Utility. Meet requirements for traffic loading in paved areas.

DEVELOPER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE
SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317)-816-9300 FAX (317)-816-9301

MUNICIPALITY

PROJECT

TOP OF THE HILL

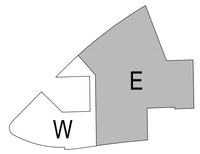
CLEVELAND HEIGHTS, OH

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
13 NOV 2018	CITY SUBMITTAL	SES
20 NOV 2018	CITY SUBMITTAL	SES
5 JUL 2019	SCHEMATIC DESIGN PACKAGE	SPM
9 AUG 2019	ABR SUBMITTAL	SPM
30 AUG 2019	ABR SUBMITTAL	SPM
20 SEP 2019	PRECAST BID DOCUMENTS	SPM
30 SEP 2019	ABR SUBMITTAL	SPM

KEY MAP



CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

ABR SUBMITTAL
SEPTEMBER 30, 2019

LANDFORM
From Site to Finish
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME	C401FCP008A.DWG
PROJECT NO.	FCP17008

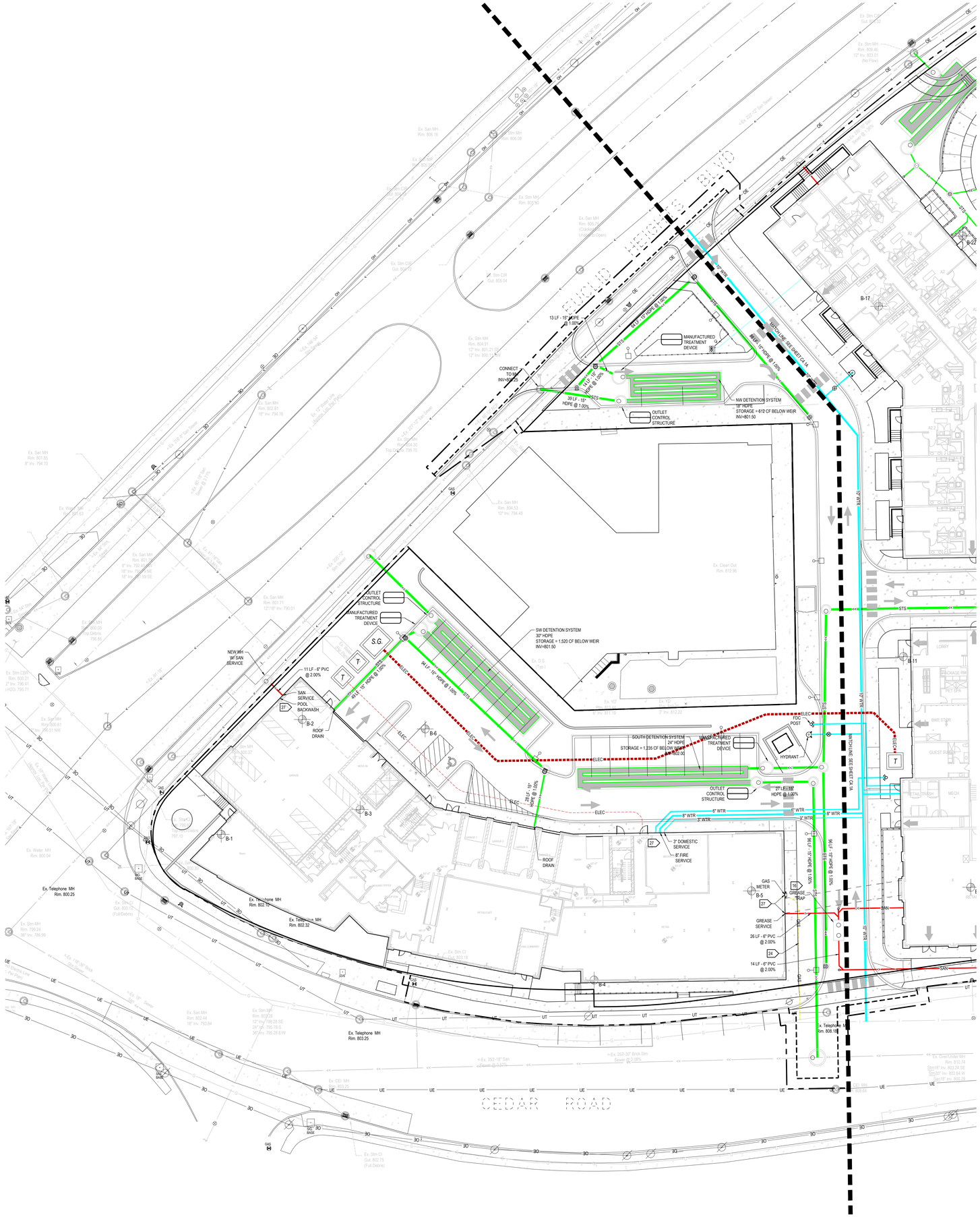
UTILITIES ENLARGED - EAST

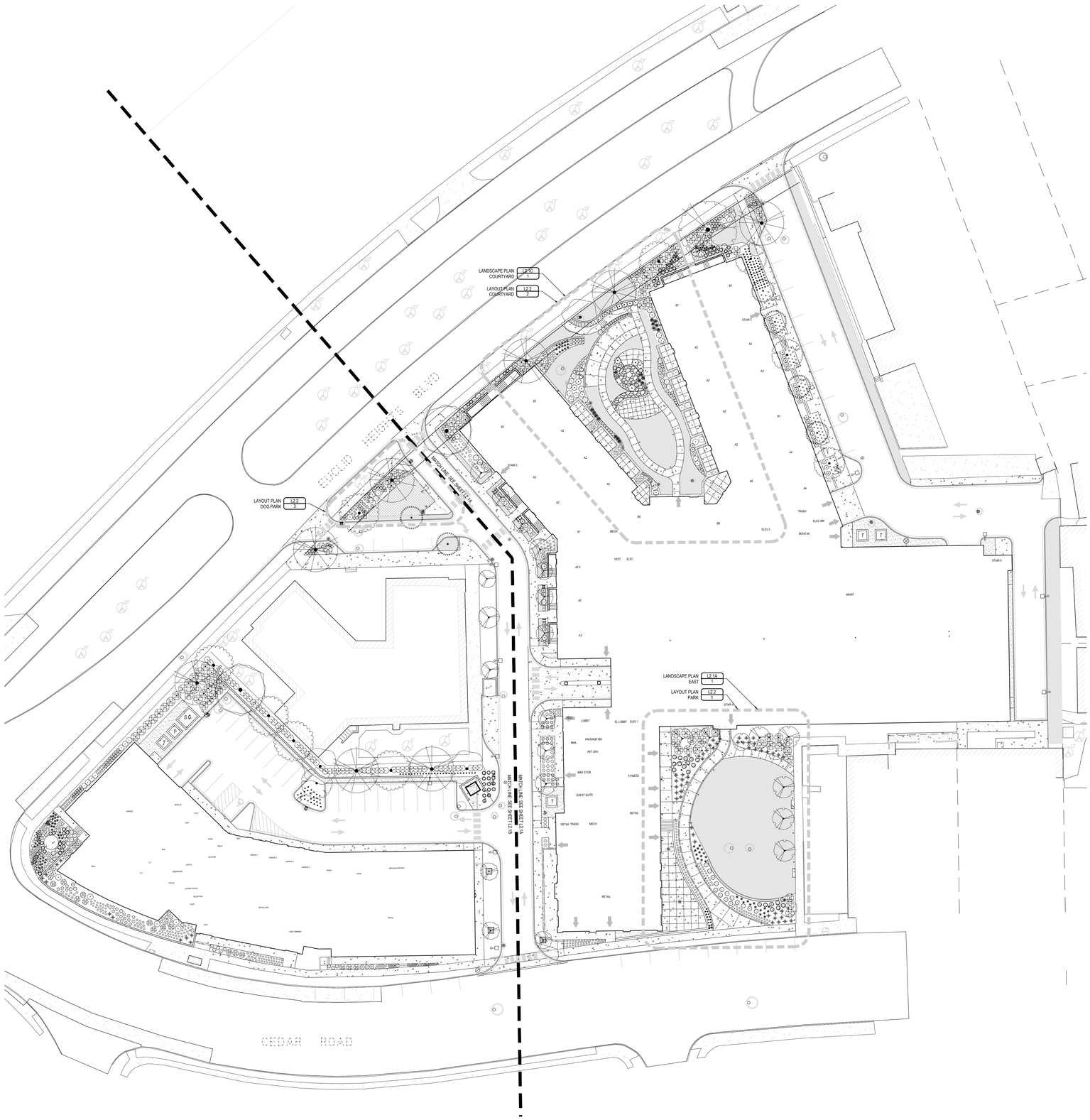
C4.1A

811 Know what's Below. Call before you dig.

NORTH
0 20 40

© LANDFORM 2019
Landform®and Site to Finish® are registered service marks of Landform Professional Services, LLC


MANUFACTURED TREATMENT DEVICE
CONNECT TO MH INV=803.05
13 LF - 15" HDPE @ 1.00%
41 LF - 12" HDPE @ 1.00%
39 LF - 15" HDPE @ 1.00%
OUTLET CONTROL STRUCTURE
NW DETENTION SYSTEM
18" HDPE
STORAGE = 612 CF BELOW WEIR
INV=801.50
SW DETENTION SYSTEM
30" HDPE
STORAGE = 1,520 CF BELOW WEIR
INV=801.50
SOUTH DETENTION SYSTEM
24" HDPE
STORAGE = 1,235 CF BELOW WEIR
INV=802.00
MANUFACTURED TREATMENT DEVICE
OUTLET CONTROL STRUCTURE
27 LF - 18" HDPE @ 1.00%
NEW MH W/ SAN SERVICE
11 LF - 6" PVC @ 2.00%
SAN - SERVICE - POOL BACKWASH
ROOF DRAIN
3" DOMESTIC SERVICE
8" FIRE SERVICE
GAS METER
GREASE TRAP
GREASE SERVICE
26 LF - 6" PVC @ 2.00%
14 LF - 6" PVC @ 2.00%
HYDRANT
FDC
ELEC POST
MATCHLINE SEE SHEET C4.1A
MATCHLINE SEE SHEET C4.1B
LOBBY
STORAGE RM
PET SPA
BIKE STOR
GUEST SUITE
RETAIL TRASH
MECH
B-1
B-2
B-3
B-4
B-5
B-6
B-11
B-17
B-22
Ex. San MH Rim. 809.16
Ex. San MH Rim. 808.05
Ex. San MH Rim. 809.50
Ex. Stm MH Rim. 809.48 12" Inv. 803.01 (No Flow)
Ex. Stm CB Out. 809.52
Ex. Stm CB Out. 809.04
Ex. Stm MH Rim. 804.91 12" Inv. 804.21 SE 12" Inv. 800.41 NW
Ex. San MH Rim. 809.41 (Outside Drop Inlet) Invert Open
Ex. Stm CB Out. 809.22
Ex. San MH Rim. 802.81 8" Inv. 794.76
Ex. Water MH Rim. 801.80 8" Inv. 794.70
Ex. Water MH Rim. 800.61
Ex. Water MH Rim. 800.04
Ex. Telephone MH Rim. 800.25
Ex. Telephone MH Rim. 802.10
Ex. Telephone MH Rim. 802.32
Ex. Telephone MH Rim. 803.25
Ex. Telephone MH Rim. 808.18
Ex. Stm MH Rim. 799.24 30" Inv. 790.99
Ex. Stm CI Out. 800.75 (Full Debris)
Ex. Stm CI Out. 802.75 (Full Debris)
Ex. San MH Rim. 801.71 12"/18" Inv. 790.01
Ex. San MH Rim. 802.44 18" Inv. 793.84
Ex. Stm MH Rim. 803.08 12" Inv. 795.28 SE 24" Inv. 795.78 S 30" Inv. 795.28 E/W
Ex. Clean Out Rim. 812.96
Ex. D.S. (Typ.)
Ex. Stm CI Out. 803.08
Ex. Stm CI Out. 803.22
Ex. CB/ MH Out. 803.20
Ex. Stm MH Rim. 803.37 12" Inv. 794.87
Ex. Stm MH Rim. 800.21 2" Inv. 796.41 12"CO 795.71
Ex. San MH Rim. 800.61 8" Inv. 795.51 NW
Ex. Overflow Rim. 804.30 Top Of Inlet 799.70
Ex. Overflow Rim. 804.53 10" Inv. 794.48
Ex. Overflow Rim. 804.50 10" Inv. 794.48
Ex. Overflow Rim. 804.50 10" Inv. 794.48
Ex. Overflow Rim. 804.50



LANDSCAPE NOTES

1. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
2. COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
3. PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
4. PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
5. PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
6. INSTALL FOUR (4") INCH DEPTH OF SHREDDED HARDWOOD MULCH IN SHRUB BED AREAS AND AREAS CONTAINING A COMBINATION OF SHRUBS, PERENNIALS AND TREES.
7. INSTALL TWO TO THREE (2"-3") INCH DEPTH OF SHREDDED HARDWOOD MULCH IN PERENNIAL BED AREAS.
8. INSTALL FOUR (4') FOOT DIAMETER SHREDDED HARDWOOD MULCH RING AROUND ALL TREES NOT WITHIN PLANTING BEDS. FOUR (4") INCH DEPTH.
9. STEEL EDGING. 3/16" THICK X 4" HEIGHT. UNPAINTED. SURE-LOC OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
10. ROCK MAINTENANCE STRIP - OHIO GRAVEL #4, 3"-4" DEPTH, ON TOP OF WEED BARRIER FABRIC. EARTH 'N WOOD PROUCTS, INC., (330-499-8309), OR APPROVED EQUAL.
11. IRRIGATE ALL AREAS DISTURBED BY CONSTRUCTION WITH AN UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL DESIGN SYSTEM AND SUBMIT SHOP DRAWING OF IRRIGATION DESIGN AND CALCULATIONS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, MEETING ALL CITY PLUMBING CODES AND REQUIREMENTS. SEE IRRIGATION PLAN L4.1 FOR ADDITIONAL INFORMATION.
12. QUANTITIES SHOWN ON THIS SHEET ARE FOR ENTIRE PROJECT. SEE SHEET L2.1A AND L2.1.B FOR PLANT SPECIES AND QUANTITIES OF PHASE 1. SEE SHEET L2.1C FOR PLANT SPECIES AND QUANTITIES OF FUTURE PHASE.
13. SPREAD FOUR (4") INCHES TOPSOIL FOR ALL PROPOSED TURF AREAS.
14. ROCK PATH - #8 LIMESTONE, 3" DEPTH, ON TOP OF WEED BARRIER FABRIC. EARTH 'N WOOD PRODUCTS, INC., (330-499-8309), OR APPROVED EQUAL.

CITY CODE REQUIREMENTS

TREE PRESERVATION AND REPLACEMENT
(REPLACE EXISTING TREES (6" DIA. DBH OR GREATER) REMOVED ON 1 TO 1 BASIS. REPLACE WITH SIMILAR SPECIES.)
48 REMOVED
69 PROPOSED

PERIMETER PARKING LOT LANDSCAPING
SINGLE HEDGE ROW, 36" O.C. SPACED LINEARLY. ONE (1') FOOT MIN. GROUNDCOVER OR MULCH. ONE (1) SHADE TREE, 25' O.C.

FRONT YARD LANDSCAPING
MINIMUM 10' WIDTH. REQUIRED PLANTINGS MUST BE IN THE BEDLINE.

GENERAL LANDSCAPE REQUIREMENTS
30% OF ALL REQUIRED PLANT MATERIALS SHALL BE NATIVE SPECIES.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
ACBU	4	ACER BUERGERIANUM / TRIDENT MAPLE	40'H X 30'W	2.5"CAL	B & B
AFAB	8	ACER FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	60'H X 40'W	2.5"CAL	B & B
ARAG	12	ACER RUBRUM 'ARMSTRONG GOLD' / ARMSTRONG GOLD RED MAPLE	40'H X 12'W	2.5"CAL	B & B
AGAB	5	AMELANCHIER X GRANDIFLORA / APPLE SERVICEBERRY	20'H X 15'W	2.5"CAL	B & B
JCHC	11	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS' / HETZI COLUMN JUNIPER	15'H X 4'W	4' HT.	B & B
QUBI	1	QUERCUS BICOLOR / SWAMP WHITE OAK	50'H X 50'W	2.5"CAL	B & B
QUPP	11	QUERCUS PALUSTRIS 'PRINGREEN' / PRINGREEN PIN OAK	50'H X 15'W	2.5"CAL	B & B
SRIS	6	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	20'H X 20'W	2.5"CAL	B & B
UPAL	2	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	60'H X 45'W	2.5"CAL	B&B
UPES	6	ULMUS PROPINQUA 'EMERALD SUNSHINE' / ELM 'EMERALD SUNSHINE'	40'H X 20'W	2.5"CAL	B & B
ULMO	3	ULMUS X 'MORTON ACCOLADE' TM / ELM	60'H X 30'W	2.5"CAL	B & B
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT COND.**
ASAF	132	ASTILBE X ARENDSII 'FANAL' / FANAL ASTILBE	1.5'H X 1.5'W	#1 CONT.	POT
BUGG	14	BUXUS X 'GREEN GEM' / GREEN GEM BOXWOOD	2'H X 3'W	#1 CONT.	POT
CEAM	18	CEANOTHUS AMERICANUS / NEW JERSEY TEA	4'H X 4'W	#2 CONT.	POT
COAP	6	COTONEASTER APICULATUS / CORAL BEAUTY COTONEASTER	3'HXS'W	#2 CONT.	POT
FI	4	FORSYTHIA X INTERMEDIA 'MINDOR' / SHOW OFF FORSYTHIA	5'H X 5'W	#5 CONT.	POT
FOGT	8	FORSYTHIA X 'GOLD TIDES' / GOLDEN TIDE FORSYTHIA	2.5'H X 4'W	#5 CONT.	POT
HI	4	HYDRANGEA ARBORESCENS 'INCREDIBALL' / INCREDIBALL WHITE HYDRANGEA	5'H X 4'W	#5 CONT.	POT
IG	10	ILEX GLABRA 'SHAMROCK' / INKBERRY	4'H X 4'W	#5 CONT.	POT
JB	58	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	1'H X 6'W	#3 CONT.	POT
PHOP	5	PHYSOCARPUS OPULIFOLIUS 'JEFAM' / AMBER JUBILEE	5'H X 4'W	#5 CONT.	POT
PHSW	69	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' / SUMMER WINE NINEBARK	5'H X 5'W	#5 CONT.	POT
RAGL	83	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	2'H X 6'W	#5 CONT.	POT
SB	29	SPIRAEA BETULIFOLIA 'TOR' / BIRCHLEAF SPIREA	4'H X 4'W	#5 CONT.	POT
WEFL	44	WEIGELA FLORIDA 'BOKRASPIWI' / SPILLED WINE WEIGELA	3'H X 3'W	#3 CONT.	POT
GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT COND.**
BOGR	57	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1.5'H X 1.5'W	#1 CONT.	POT
CAKF	65	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5'H X 3'W	#1 CONT.	POT
CAPE	137	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	1'H X 1'W	#1 CONT.	POT
MIPU	25	MISCANTHUS PURPURASCENS 'AUTUMN RED' / AUTUMN RED FLAME GRASS	5'H X 3'W	#2 CONT.	POT
SPHE	184	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	3'H X 3'W	#1 CONT.	POT
PERENNIALS	**QTY**	**BOTANICAL / COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT COND.**
AM	10	ALCHEMILLA MOLLIS / LADY'S MANTLE	1.5'H X 2'W	#1 CONT.	POT
BAPS	23	BAPTISIA AUSTRALIS 'PURPLE SMOKE' / BLUE WILD INDIGO	4'H X 4'W	#1 CONT.	POT
CANE	348	CALAMINTHA NEPETA 'MONTROSE WHITE' / WHITE CATMINT	1.5'H X 1.5W	#1 CONT.	POT
EPWS	110	ECHINACEA PURPUREA 'WHITE SWAN' / PURPLE CONEFLOWER	3'H X 2'W	#1 CONT.	POT
GEMA	50	GERANIUM MACULATUM / SPOTTED GERANIUM	2'H X 1.5'W	#1 CONT.	POT
GK	17	GERANIUM X CANTABRIGIENSE 'KARMINA' / BIOKOVO CRANESBILL	0.5'H X 1'W	#1 CONT.	POT
HF	11	HOSTA FORTUNEI 'ROYAL STANDARD' / HOSTA	2'H X 4'W	#1 CONT.	POT
HB	55	HOSTA X 'BLUE ANGEL' / PLANTAIN LILY	2.5'H X 4'W	1 GAL.	POT
HC	18	HOSTA X 'BLUE CADET' / PLANTAIN LILY	1.5'H X 3'W	#1 CONT.	POT
HOSS	17	HOSTA X 'SUM AND SUBSTANCE' / PLANTAIN LILY	3'HXS'W	#2 CONT.	POT
RH	122	RUDBECKIA HIRTA 'INDIAN SUMMER' / BLACK EYED SUSAN	3'H X 2'W	#1 CONT.	POT
SA	38	SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM	2'H X 2'W	#1 CONT.	POT

TURF

DEVELOPER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE
SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317)-816-9300 FAX (317)-816-9301

MUNICIPALITY

PROJECT

TOP OF THE HILL

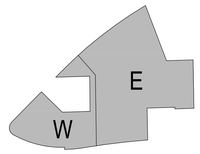
CLEVELAND HEIGHTS, OH

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
13 NOV 2018	CITY SUBMITTAL	SES
20 NOV 2018	CITY SUBMITTAL	SES
5 JUL 2019	SCHEMATIC DESIGN PACKAGE	SPM
9 AUG 2019	ABR SUBMITTAL	SPM
30 AUG 2019	ABR SUBMITTAL	SPM
20 SEP 2019	PRECAST BID DOCUMENTS	SPM
30 SEP 2019	ABR SUBMITTAL	SPM

KEY MAP



CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

ABR SUBMITTAL
SEPTEMBER 30, 2019

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME L201FCP008.DWG

PROJECT NO. FCP17008

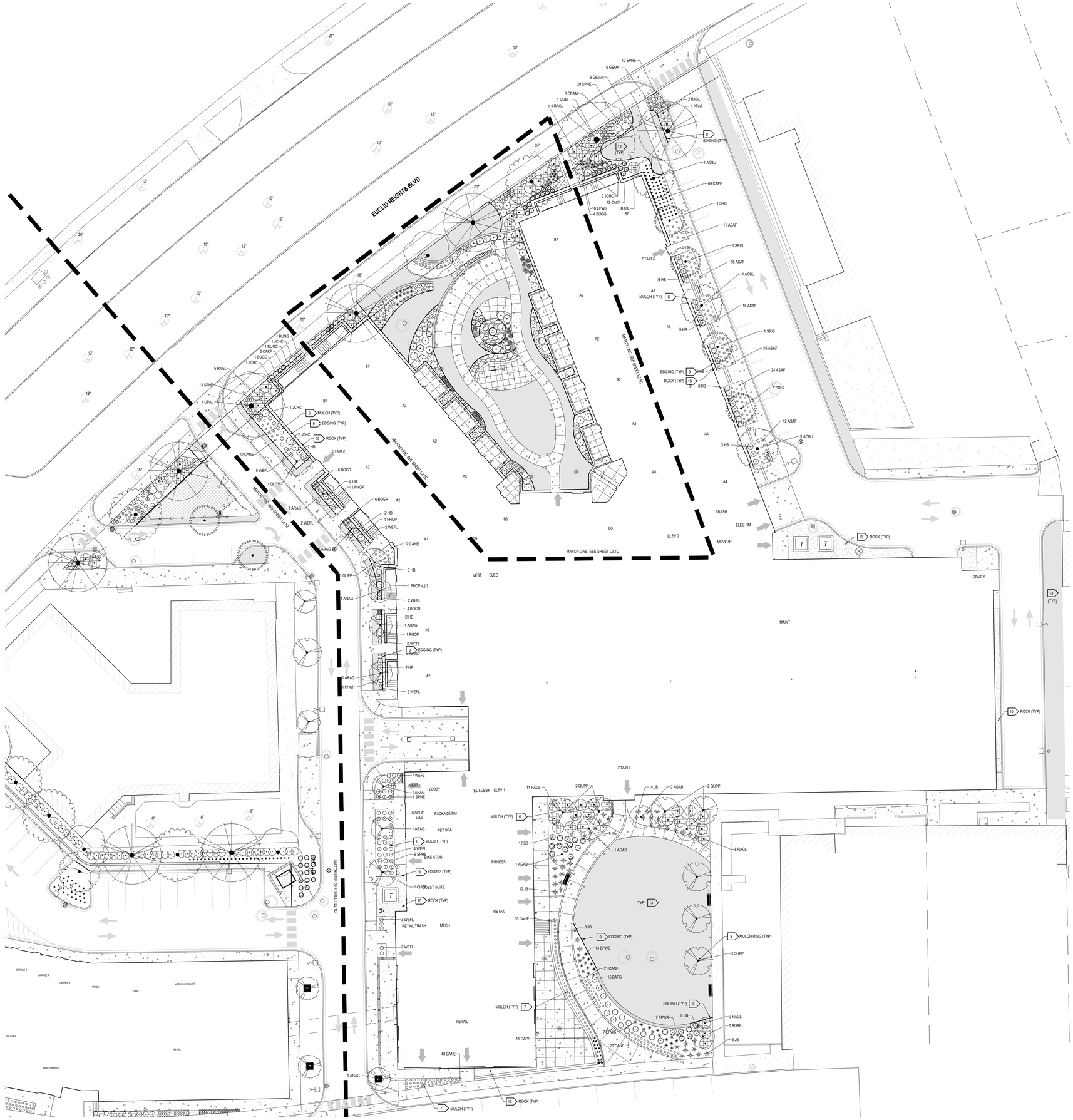
LANDSCAPE PLAN
L2.1

811 Know what's Below. Call before you dig.

NORTH
0 30 60

© LANDFORM 2019

Landform®and Site to Finish ® are registered service marks of Landform Professional Services, LLC



LANDSCAPE NOTES

1. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
2. COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
3. PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
4. PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
5. PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
6. INSTALL FOUR (4") INCH DEPTH OF SHREDDED HARDWOOD MULCH IN SHRUB BED AREAS AND AREAS CONTAINING A COMBINATION OF SHRUBS, PERENNIALS AND TREES.
7. INSTALL TWO TO THREE (2"-3") INCH DEPTH OF SHREDDED HARDWOOD MULCH IN PERENNIAL BED AREAS.
8. INSTALL FOUR (4') FOOT DIAMETER SHREDDED HARDWOOD MULCH RING AROUND ALL TREES NOT WITHIN PLANTING BEDS. FOUR (4") INCH DEPTH.
9. STEEL EDGING. 3/16" THICK X 4" HEIGHT. UNPAINTED. SURE-LOC OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
10. ROCK MAINTENANCE STRIP - OHIO GRAVEL #4, 3"-4" DEPTH, ON TOP OF WEED BARRIER FABRIC. EARTH 'N WOOD PRODUCTS, INC., (330-499-8309), OR APPROVED EQUAL.
11. IRRIGATE ALL AREAS DISTURBED BY CONSTRUCTION WITH AN UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL DESIGN SYSTEM AND SUBMIT SHOP DRAWING OF IRRIGATION DESIGN AND CALCULATIONS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, MEETING ALL CITY PLUMBING CODES AND REQUIREMENTS. SEE IRRIGATION PLAN L4.1 FOR ADDITIONAL INFORMATION.
12. QUANTITIES AND SPECIES SHOWN ARE FOR THIS SHEET ONLY. SEE SHEET L2.1 FOR TOTAL QUANTITIES FOR DESIGN.
13. SPREAD FOUR (4") INCHES TOPSOIL FOR ALL PROPOSED TURF AREAS.
14. ROCK PATH - #8 LIMESTONE, 3" DEPTH, ON TOP OF WEED BARRIER FABRIC. EARTH 'N WOOD PRODUCTS, INC., (330-499-8309), OR APPROVED EQUAL.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
ACBU	3	ACER BUERGERIANUM / TRIDENT MAPLE	40' H X 30' W	2.5"CAL	B & B
AFAB	1	ACER FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	60' H X 40' W	2.5"CAL	B & B
ARAG	8	ACER RUBRUM 'ARMSTRONG GOLD' / ARMSTRONG GOLD RED MAPLE	40' H X 12' W	2.5"CAL	B & B
AGAB	5	AMELANCHIER X GRANDIFLORA / APPLE SERVICEBERRY	20' H X 15' W	2.5"CAL	B & B
JCHC	7	JUNIPERUS CHINENSIS 'HETZI COLUMNARIS' / HETZI COLUMN JUNIPER	15' H X 4' W	4' HT.	B & B
QUBI	1	QUERCUS BICOLOR / SWAMP WHITE OAK	50' H X 50' W	2.5"CAL	B & B
QUPP	10	QUERCUS PALUSTRIS 'PRINGREEN' / PRINGREEN PIN OAK	50' H X 15' W	2.5"CAL	B & B
SRIS	4	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	20' H X 20' W	2.5"CAL	B & B
UPAL	1	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	60' H X 45' W	2.5"CAL	B&B

SHRUBS	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
ASAF	99	ASTILBE X ARENDSII 'FANAL' / FANAL ASTILBE	1.5'H X 1.5'W	#1 CONT.	POT
BUGG	7	BUXUS X 'GREEN GEM' / GREEN GEM BOXWOOD	2'H X 3'W	#1 CONT.	POT
CEAM	3	CEANOTHUS AMERICANUS / NEW JERSEY TEA	4'H X 4'W	#2 CONT.	POT
JB	47	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	1'H X 8'W	#3 CONT.	POT
PHOP	5	PHYSOCARPUS OPULIFOLIUS 'JEFAM' / AMBER JUBILEE	5'H X 4'W	#5 CONT.	POT
RAGL	34	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	2'H X 6'W	#5 CONT.	POT
SB	20	SPIRAEA BETULIFOLIA 'TOR' / BIRCHLEAF SPIREA	4'H X 4'W	#5 CONT.	POT
WEFL	44	WEIGELA FLORIDA 'BOKRASPWI' / SPILLED WINE WEIGELA	3'H X 3'W	#3 CONT.	POT

GRASSES	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
BOGR	20	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1.5'H X 1.5'W	#1 CONT.	POT
CAKF	15	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5'H X 3'W	#1 CONT.	POT
CAPE	84	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	1'H X 1'W	#1 CONT.	POT
SPHE	74	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	3'H X 3'W	#1 CONT.	POT

PERENNIALS	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
BAPS	15	BAPTISIA AUSTRALIS 'PURPLE SMOKE' / BLUE WILD INDIGO	4'H X 4'W	#1 CONT.	POT
CANE	152	CALAMINTHA NEPETA 'MONTROSE WHITE' / WHITE CATMINT	1.5'H X 1.5W	#1 CONT.	POT
EPWS	45	ECHINACEA PURPUREA 'WHITE SWAN' / PURPLE CONEFLOWER	3'H X 2'W	#1 CONT.	POT
GEMA	15	GERANIUM MACULATUM / SPOTTED GERANIUM	2'H X 1.5'W	#1 CONT.	POT
HB	40	HOSTA X 'BLUE ANGEL' / PLANTAIN LILY	2.5'H X 4'W	1 GAL.	POT

TURF

DEVELOPER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE
SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317)-816-9300 FAX (317)-816-9301

MUNICIPALITY

PROJECT

TOP OF THE HILL

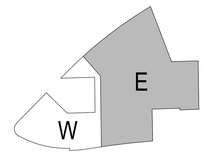
CLEVELAND HEIGHTS, OH

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
13 NOV 2018	CITY SUBMITTAL	SES
20 NOV 2018	CITY SUBMITTAL	SES
5 JUL 2019	SCHEMATIC DESIGN PACKAGE	SPM
9 AUG 2019	ABR SUBMITTAL	SPM
30 AUG 2019	ABR SUBMITTAL	SPM
20 SEP 2019	PRECAST BID DOCUMENTS	SPM
30 SEP 2019	ABR SUBMITTAL	SPM

KEY MAP



CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

ABR SUBMITTAL
SEPTEMBER 30, 2019

LANDFORM
From Site to Finish
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

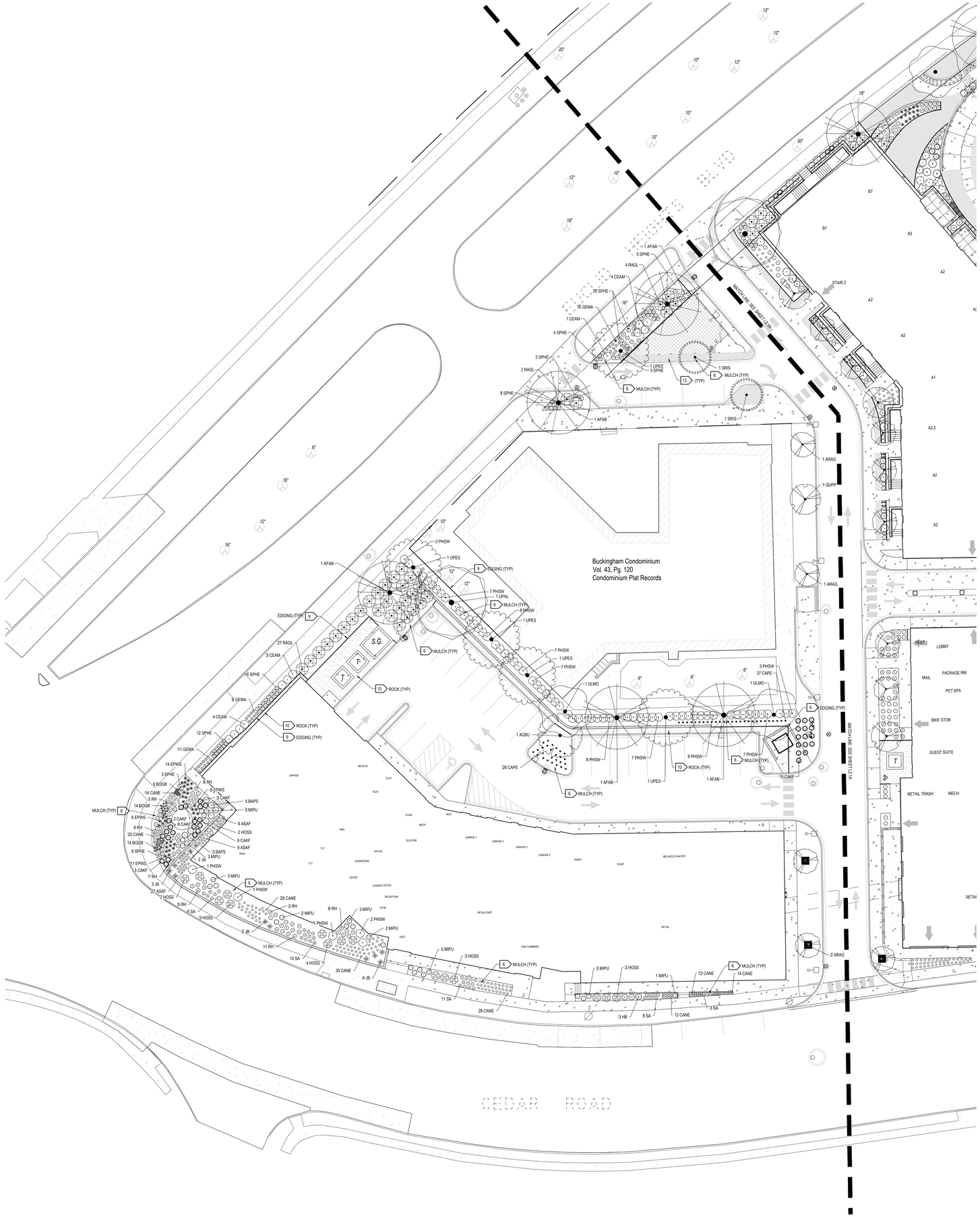
FILE NAME	L201FCP008A.DWG
PROJECT NO.	FCP17008

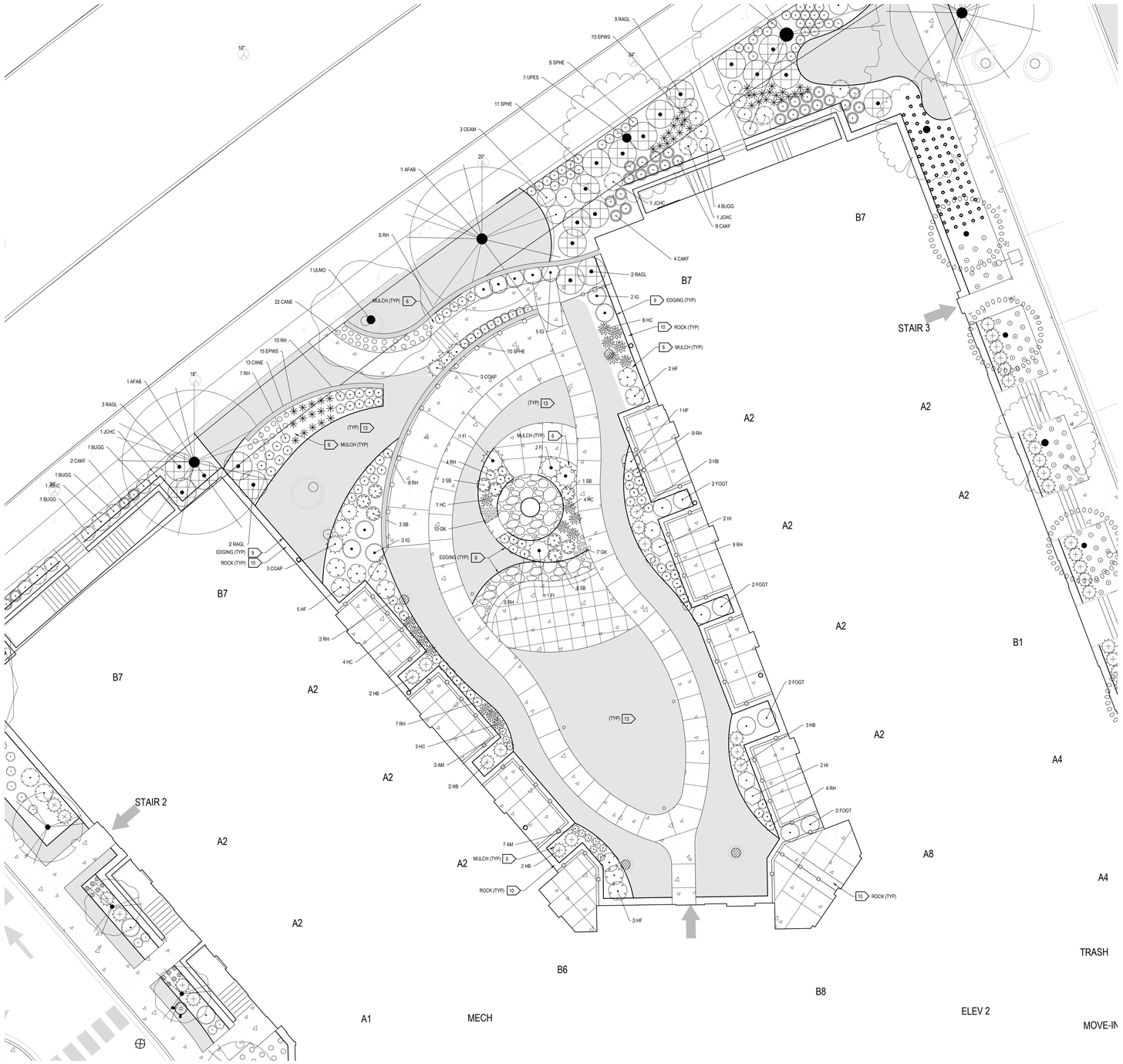
LANDSCAPE PLAN EAST
L2.1A

811 Know what's Below. Call before you dig.

NORTH
0 20 40

© LANDFORM 2019
Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC


MATCH LINE SEE SHEET L2.1A
MATCH LINE SEE SHEET L2.1A
Buckingham Condominium
Vol. 43, Pg. 120
Condominium Plat Records
STAIR 2
EDGING (TYP)
MULCH (TYP)
ROCK (TYP)
1 AFAB
5 SPHE
4 RAGL
4 CEAM
25 SPHE
15 GEMA
1 CEAM
4 SPHE
3 SPHE
2 RAGL
8 SPHE
1 UPES
3 SPHE
1 SRIS
1 ARAG
1 QUPP
2 ARAG
2 PHSW
1 UPES
7 PHSW
1 UPAL
8 PHSW
27 RAGL
3 CEAM
16 SPHE
8 GEMA
4 CEAM
12 SPHE
11 GEMA
14 EPWS
3 SPHE
9 BOGR
14 CANE
5 RH
14 BOGR
6 EPWS
6 RH
20 CANE
14 BOGR
5 SPHE
11 EPWS
3 CAKF
7 RH
3 JB
22 ASAF
12 HOSS
5 RH
6 SA
3 HOSS
2 JB
11 RH
10 SA
4 HOSS
35 CANE
4 JB
8 RH
6 EPWS
3 CAKF
5 BAPS
3 MIPU
6 ASAF
2 HOSS
6 CAKF
9 ASAF
3 BAPS
3 MIPU
2 JB
1 PHSW
3 MIPU
1 PHSW
26 CANE
3 RH
2 MIPU
6 RH
3 MIPU
2 PHSW
2 MIPU
1 PHSW
5 MIPU
3 HOSS
11 SA
28 CANE
3 HB
8 SA
12 CANE
3 MIPU
3 HOSS
1 MIPU
12 CANE
14 CANE
3 SA
7 PHSW
1 UPES
7 PHSW
1 ULMO
6"
6"
6"
3 PHSW
27 CAPE
1 ULMO
1 ACBU
26 CAPE
8 PHSW
7 PHSW
8 PHSW
7 PHSW
1 AFAB
1 UPES
1 AFAB
15 CAKF
B7
B7
A2
A2
A2
A2
A2
A2
A1
A2.2
A2
A2
VEST
LOBBY
MAIL
PACKAGE RM
PET SPA
BIKE STOR
GUEST SUITE
RETAIL TRASH
MECH
RETAI
GARAGE
MOVE-IN
ELEV.
STAIR
MECH
VEST
MAIL
TELECOM
GARAGE 1
GARAGE 2
GARAGE 3
GARAGE 4
TRASH
STAIR
MECH/ELEC/WATER
TLT
OFFICE
WORKROOM
TLT
OFFICE
LEASING OFFICE
RECEPTION
STOR
RETAIL/CAFE
RETAIL
VEST
FIRE COMMAND
S.G.
T
T
T



LANDSCAPE NOTES

1. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
2. COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
3. PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
4. PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
5. PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
6. INSTALL FOUR (4") INCH DEPTH OF SHREDDED HARDWOOD MULCH IN SHRUB BED AREAS AND AREAS CONTAINING A COMBINATION OF SHRUBS, PERENNIALS AND TREES.
7. INSTALL TWO TO THREE (2"-3") INCH DEPTH OF SHREDDED HARDWOOD MULCH IN PERENNIAL BED AREAS.
8. INSTALL FOUR (4') FOOT DIAMETER SHREDDED HARDWOOD MULCH RING AROUND ALL TREES NOT WITHIN PLANTING BEDS. FOUR (4") INCH DEPTH.
9. STEEL EDGING. 3/16" THICK X 4" HEIGHT. UNPAINTED. SURE-LOC OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
10. ROCK MAINTENANCE STRIP - OHIO GRAVEL #4, 3"-4" DEPTH, ON TOP OF WEED BARRIER FABRIC. EARTH 'N WOOD PRODUCTS, INC., (330-499-8309), OR APPROVED EQUAL.
11. IRRIGATE ALL AREAS DISTURBED BY CONSTRUCTION WITH AN UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL DESIGN SYSTEM AND SUBMIT SHOP DRAWING OF IRRIGATION DESIGN AND CALCULATIONS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, MEETING ALL CITY PLUMBING CODES AND REQUIREMENTS. SEE IRRIGATION PLAN L4.1 FOR ADDITIONAL INFORMATION.
12. QUANTITIES AND SPECIES SHOWN ARE FOR THIS SHEET ONLY. SEE SHEET L2.1 FOR TOTAL QUANTITIES FOR DESIGN.
13. ROCK PATH - #8 LIMESTONE, 3" DEPTH, ON TOP OF WEED BARRIER FABRIC. EARTH 'N WOOD PRODUCTS, INC., (330-499-8309), OR APPROVED EQUAL.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
AFAB	2	ACER FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	60' H X 40' W	2.5"CAL	B & B
JCHC	4	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS' / HETZI COLUMN JUNIPER	15' H X 4' W	4' HT.	B & B
UPES	1	ULMUS PROPINQUA 'EMERALD SUNSHINE' / ELM 'EMERALD SUNSHINE'	40' H X 20' W	2.5"CAL	B & B
ULMO	1	ULMUS X 'MORTON ACCOLADE' TM / ELM	60' H X 30' W	2.5"CAL	B & B

SHRUBS	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
BUGG	7	BUXUS X 'GREEN GEM' / GREEN GEM BOXWOOD	2' H X 3' W	#1 CONT.	POT
CEAM	3	CEANOTHUS AMERICANUS / NEW JERSEY TEA	4' H X 4' W	#2 CONT.	POT
COAP	6	COTONEASTER APICULATUS / CORAL BEAUTY COTONEASTER	3' HX6' W	#2 CONT.	POT
FI	4	FORSYTHIA X INTERMEDIA 'MINDOR' / SHOW OFF FORSYTHIA	5' H X 5' W	#5 CONT.	POT
FOGT	8	FORSYTHIA X 'GOLD TIDES ' / GOLDEN TIDE FORSYTHIA	2.5' H X 4' W	#5 CONT.	POT
HI	4	HYDRANGEA ARBORESCENS 'INCREDIBALL' / INCREDIBALL WHITE HYDRANGEA	5' H X 4' W	#5 CONT.	POT
IG	10	ILEX GLABRA 'SHAMROCK' / INKBERRY	4' H X 4' W	#5 CONT.	POT
RAGL	16	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	2' H X 6' W	#5 CONT.	POT
SB	9	SPIRAEA BETULIFOLIA 'TOR' / BIRCHLEAF SPIREA	4' H X 4' W	#5 CONT.	POT

GRASSES	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
CAKF	15	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5' H X 3' W	#1 CONT.	POT
SPHE	26	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	3' H X 3' W	#1 CONT.	POT

PERENNIALS	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
AM	10	ALCHEMILLA MOLLIS / LADY'S MANTLE	1.5' H X 2' W	#1 CONT.	POT
CANE	35	CALAMINTHA NEPETA 'MONTROSE WHITE' / WHITE CATMINT	1.5' H X 1.5'W	#1 CONT.	POT
EPWS	28	ECHINACEA PURPUREA 'WHITE SWAN' / PURPLE CONEFLOWER	3' H X 2'W	#1 CONT.	POT
GK	17	GERANIUM X CANTABRIGIENSE 'KARMINA' / BIOKOVO CRANESBILL	0.5' H X 1' W	#1 CONT.	POT
HF	11	HOSTA FORTUNEI 'ROYAL STANDARD' / HOSTA	2' H X 4' W	#1 CONT.	POT
HB	12	HOSTA X 'BLUE ANGEL' / PLANTAIN LILY	2.5' H X 4' W	1 GAL.	POT
HC	18	HOSTA X 'BLUE CADET ' / PLANTAIN LILY	1.5' H X 3' W	#1 CONT.	POT
RH	71	RUDBECKIA HIRTA 'INDIAN SUMMER ' / BLACK EYED SUSAN	3' H X 2' W	#1 CONT.	POT

TURF

DEVELOPER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE
SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317)-816-9300 FAX (317)-816-9301

MUNICIPALITY

PROJECT

TOP OF THE HILL

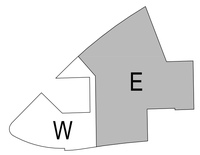
CLEVELAND HEIGHTS, OH

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
13 NOV 2018	CITY SUBMITTAL	SES
20 NOV 2018	CITY SUBMITTAL	SES
5 JUL 2019	SCHEMATIC DESIGN PACKAGE	SPM
9 AUG 2019	ABR SUBMITTAL	SPM
30 AUG 2019	ABR SUBMITTAL	SPM
20 SEP 2019	PRECAST BID DOCUMENTS	SPM
30 SEP 2019	ABR SUBMITTAL	SPM

KEY MAP



CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

ABR SUBMITTAL
SEPTEMBER 30, 2019

LANDFORM
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME L201FCP008C.DWG
PROJECT NO. FCP17008

LANDSCAPE PLAN COURTYARD

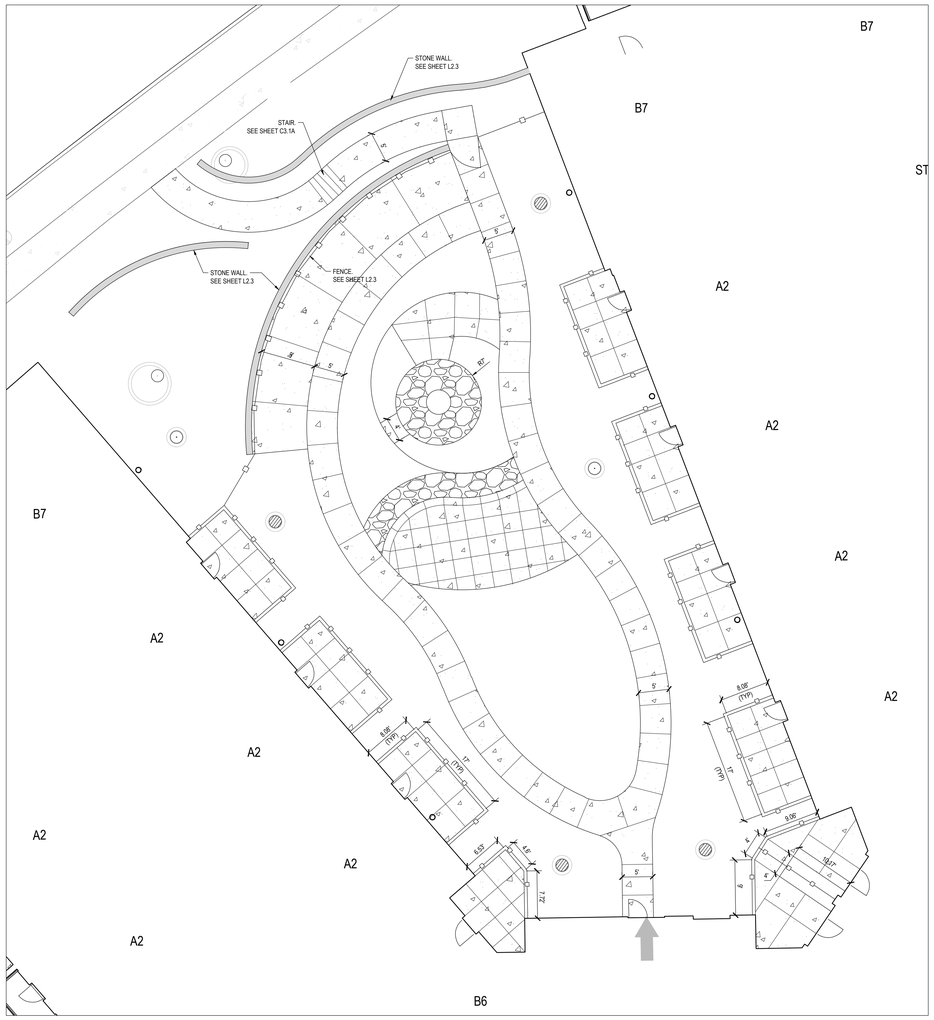
L2.1C

Know what's Below. Call before you dig.

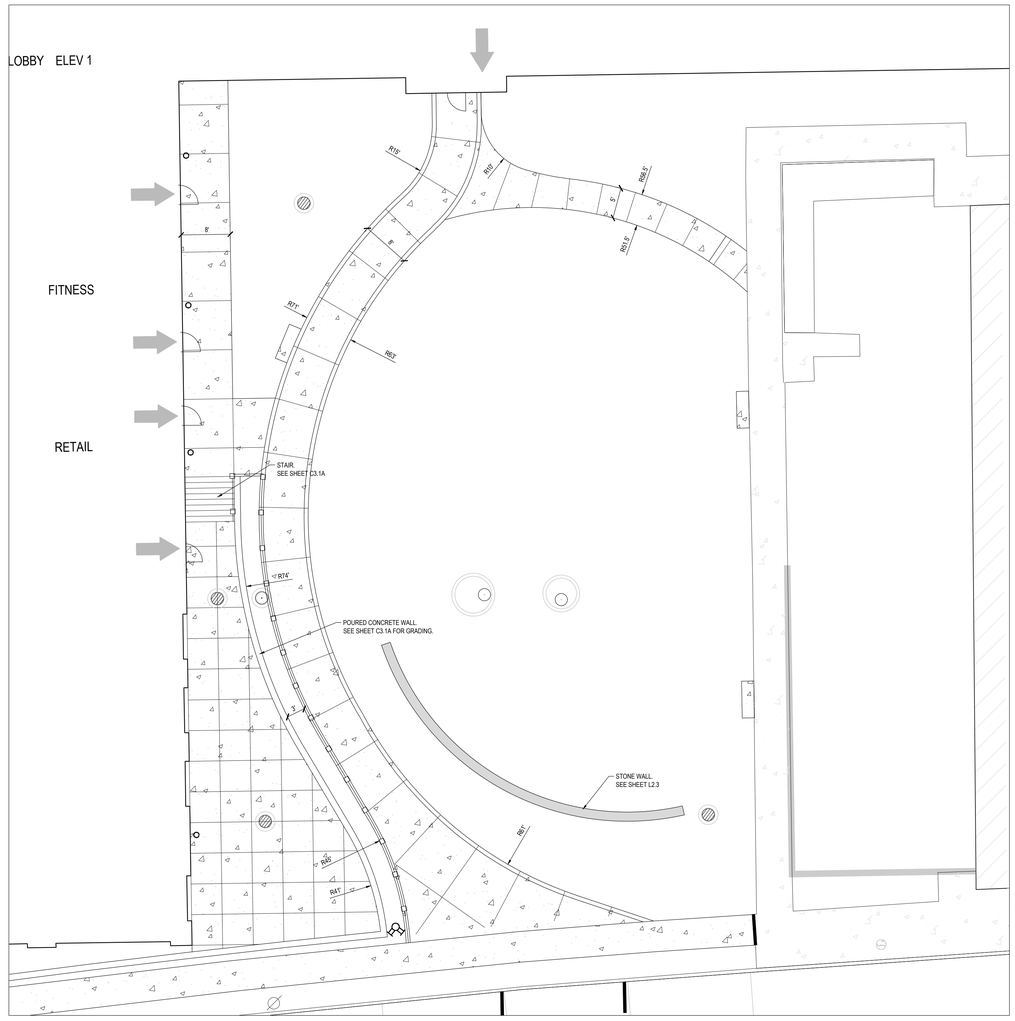
NORTH
0 10 20

© LANDFORM 2019

Landform® and Site to Finish ® are registered service marks of Landform Professional Services, LLC



2 LAYOUT PLAN - COURTYARD



1 LAYOUT PLAN - PARK

3 LAYOUT PLAN - DOG PARK

LAYOUT PLAN NOTES

1. OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
2. THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
3. COORDINATE WORK WITH OTHER SUBCONTRACTORS (E.G. ELECTRICIANS, PLUMBERS).
4. REFER TO SITE PLAN AND GRADING SHEETS FOR ELEVATIONS

Know what's Below. Call before you dig.

NORTH
0 10 20

© LANDFORM 2019

DEVELOPER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE
SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317)-816-9300 FAX (317)-816-9301

MUNICIPALITY

PROJECT

TOP OF THE HILL

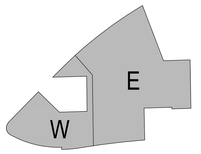
CLEVELAND HEIGHTS, OH

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
13 NOV 2018	CITY SUBMITTAL	SES
20 NOV 2018	CITY SUBMITTAL	SES
5 JUL 2019	SCHEMATIC DESIGN PACKAGE	SPM
9 AUG 2019	ABR SUBMITTAL	SPM
30 AUG 2019	ABR SUBMITTAL	SPM
20 SEP 2019	PRECAST BID DOCUMENTS	SPM
30 SEP 2019	ABR SUBMITTAL	SPM

KEY MAP



CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL, OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

ABR SUBMITTAL
SEPTEMBER 30, 2019

LANDFORM
From Site to Finish
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	L202FCP008.DWG
PROJECT NO.	FCP17008

LAYOUT PLAN

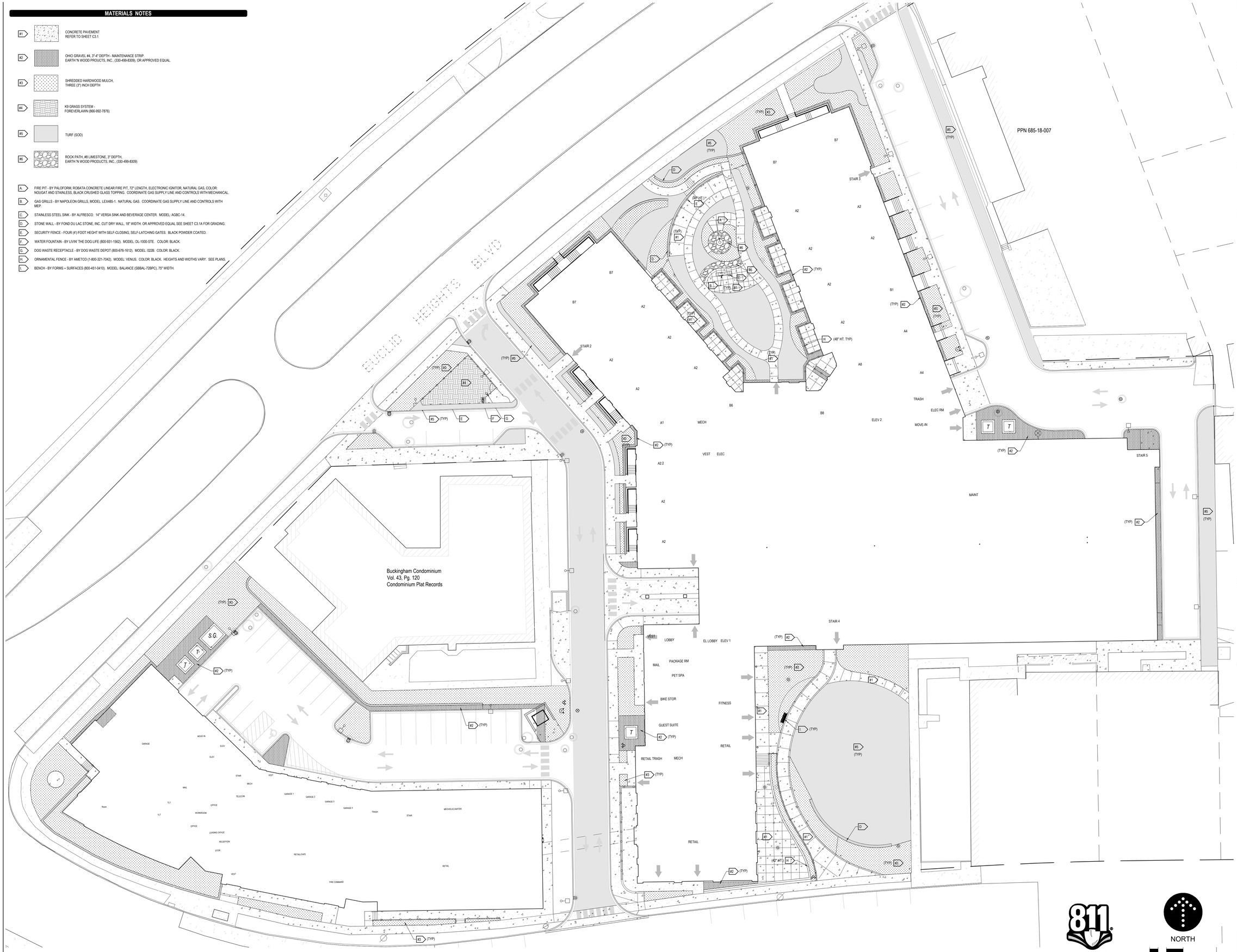
L2.2

Landform Fund Site to Finish ® are registered service marks of Landform Professional Services, LLC

MATERIALS NOTES

- #1 — CONCRETE PAVEMENT
  REFER TO SHEET C3.1
- #2 — OHIO GRAVEL #4, 3"-4" DEPTH - MAINTENANCE STRIP.
  EARTH 'N WOOD PRODUCTS, INC., (330-499-8309), OR APPROVED EQUAL.
- #3 — SHREDDED HARDWOOD MULCH,
  THREE (3") INCH DEPTH
- #4 — K9 GRASS SYSTEM -
  FOREVERLAWN (866-992-7876)
- #5 — TURF (SOD)
- #6 — ROCK PATH, #8 LIMESTONE, 3" DEPTH,
  EARTH 'N WOOD PRODUCTS, INC., (330-499-8309)

- A — FIRE PIT - BY PALOFORM, ROBATA CONCRETE LINEAR FIRE PIT, 72" LENGTH, ELECTRONIC IGNITOR, NATURAL GAS, COLOR: NOUGAT AND STAINLESS, BLACK CRUSHED GLASS TOPPING. COORDINATE GAS SUPPLY LINE AND CONTROLS WITH MECHANICAL.
- B — GAS GRILLS - BY NAPOLEON GRILLS, MODEL: LEX485-1. NATURAL GAS. COORDINATE GAS SUPPLY LINE AND CONTROLS WITH MEP.
- C — STAINLESS STEEL SINK - BY ALFRESCO. 14" VERSA SINK AND BEVERAGE CENTER. MODEL: AGBC-14.
- D — STONE WALL - BY FOND DU LAC STONE, INC. CUT DRY WALL, 18" WIDTH. OR APPROVED EQUAL SEE SHEET C3.1A FOR GRADING.
- E — SECURITY FENCE - FOUR (4') FOOT HEIGHT WITH SELF-CLOSING, SELF-LATCHING GATES. BLACK POWDER COATED.
- F — WATER FOUNTAIN - BY LIVIN' THE DOG LIFE (800-931-1562). MODEL: DL-1000-STE. COLOR: BLACK.
- G — DOG WASTE RECEPTACLE - BY DOG WASTE DEPOT (800-676-1612). MODEL: 022B. COLOR: BLACK.
- H — ORNAMENTAL FENCE - BY AMETCO (1-800-321-7042). MODEL: VENUS. COLOR: BLACK. HEIGHTS AND WIDTHS VARY. SEE PLANS.
- I — BENCH - BY FORMS + SURFACES (800-451-0410). MODEL: BALANCE (SB8AL-72BPC), 75" WIDTH.



DEVELOPER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE
SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317)-816-9300 FAX (317)-816-9301

MUNICIPALITY

PROJECT

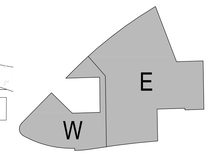
TOP OF THE HILL
CLEVELAND HEIGHTS, OH

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
13 NOV 2018	CITY SUBMITTAL	SES
20 NOV 2018	CITY SUBMITTAL	SES
5 JUL 2019	SCHEMATIC DESIGN PACKAGE	SPM
9 AUG 2019	ABR SUBMITTAL	SPM
30 AUG 2019	ABR SUBMITTAL	SPM
20 SEP 2019	PRECAST BID DOCUMENTS	SPM
30 SEP 2019	ABR SUBMITTAL	SPM

KEY MAP



CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

ABR SUBMITTAL
SEPTEMBER 30, 2019

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME L203FCP008.DWG
PROJECT NO. FCP17008

MATERIALS PLAN

L2.3

811 Know what's Below. Call before you dig.

NORTH
0 20 40

© LANDFORM 2019

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC

LIGHTING NOTES

1. CITY OF CLEVELAND HEIGHTS REQUIREMENTS:
   MAXIMUM OF 0.5 FOOTCANDLES AT PROPERTY LINES ADJACENT TO RESIDENTIAL ZONING.
   MAXIMUM OF 1.0 FOOTCANDLES AT PROPERTY LINES ADJACENT TO ALL OTHER ZONING.
   LIGHT FIXTURE MOUNTING HEIGHT NO GREATER THAN 15' IN NON-RESIDENTIAL ZONING.
2. FOOTCANDLE READINGS SHOWN 20' BEYOND PROPERTY LINE FOR INFORMATIONAL PURPOSES. ACTUAL CALCULATION VALUES END AT PROPERTY LINES.
3. COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE CONDUITS FOR SITE LIGHTING.
4. PHOTOMETRIC CALCULATIONS ARE BASED ON LUMINAIRE SCHEDULE BELOW WITH SPACING SHOWN ON PLAN. SUBSTITUTIONS MUST BE APPROVED BY OWNER AND MEET PROJECT REQUIREMENTS PRIOR TO PURCHASE AND INSTALLATION.
5. CONCRETE BASE, FOOTING AND FOUNDATION TO BE DESIGNED BY STRUCTURAL OR TECHNICAL ENGINEER. COORDINATE WITH LIGHTING SUPPLIER TO ENSURE MOUNTING BRACKETS ARE PROPERLY SET.
6. LIGHT POLE BASE TO BE DESIGNED AND APPROVED BY OTHERS.

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	NAME	QUANTITY	MOUNTING	LLF	LUMEN WATTS	BUG RATING	MODEL	MOUNTING HEIGHT
A	○	BOLLARD	18	BOLLARD	1.0	27.63	BI-U2-G1	LSI, MRB-LED-25L-ACR-S-40	3'-6"
B	⊡	POLE	9	POLE	1.0	65.88	BI-U1-G1	LSI, MPP-LED-20L-SIL-2-40-70CRI-IL	15'
C	⊡	POLE	6	POLE	1.0	59.5	BI-U2-G2	LSI, MPP-LED-25L-SIL-3-40-70CRI-IL	15'
D	⊡	POLE	2	POLE	1.0	59.5	BI-U2-G2	LSI, MPP-LED-15L-SIL-FTA-40-70CRI-IL	15'
E	⊡	POLE	1	POLE	1.0	59.5	BI-U2-G2	LSI, MPP-LED-10L-SIL-5W-40-70CRI	15'
F	⊢⊗	WALL MOUNT	1	WALL MOUNT	1.0	67.31	BI-UO-G2	LSI, XWM-FT-LED-06L-40	15'

CALCULATION AREAS

CALCULATION AREA	CALCULATION TYPE	UNITS	AVERAGE	MAXIMUM	MINIMUM
COURTYARD	ILLUMINANCE	FC	1.31	18.6	0.0
PARK	ILLUMINANCE	FC	1.86	21.9	0.0
WEST STREET	ILLUMINANCE	FC	2.32	11.6	0.0
EAST STREET	ILLUMINANCE	FC	1.79	12.6	0.0
WEST PARKING	ILLUMINANCE	FC	1.44	11.5	0.0

DEVELOPER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE
SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317)-816-9300 FAX (317)-816-9301

MUNICIPALITY

PROJECT

TOP OF THE HILL

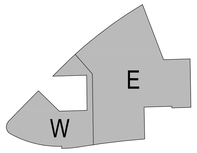
CLEVELAND HEIGHTS, OH

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
13 NOV 2018	CITY SUBMITTAL	SES
20 NOV 2018	CITY SUBMITTAL	SES
5 JUL 2019	SCHEMATIC DESIGN PACKAGE	SPM
9 AUG 2019	ABR SUBMITTAL	SPM
30 AUG 2019	ABR SUBMITTAL	SPM
20 SEP 2019	PRECAST BID DOCUMENTS	SPM
30 SEP 2019	ABR SUBMITTAL	SPM

KEY MAP



CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

ABR SUBMITTAL
SEPTEMBER 30, 2019

LANDFORM
From Site to Finish
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

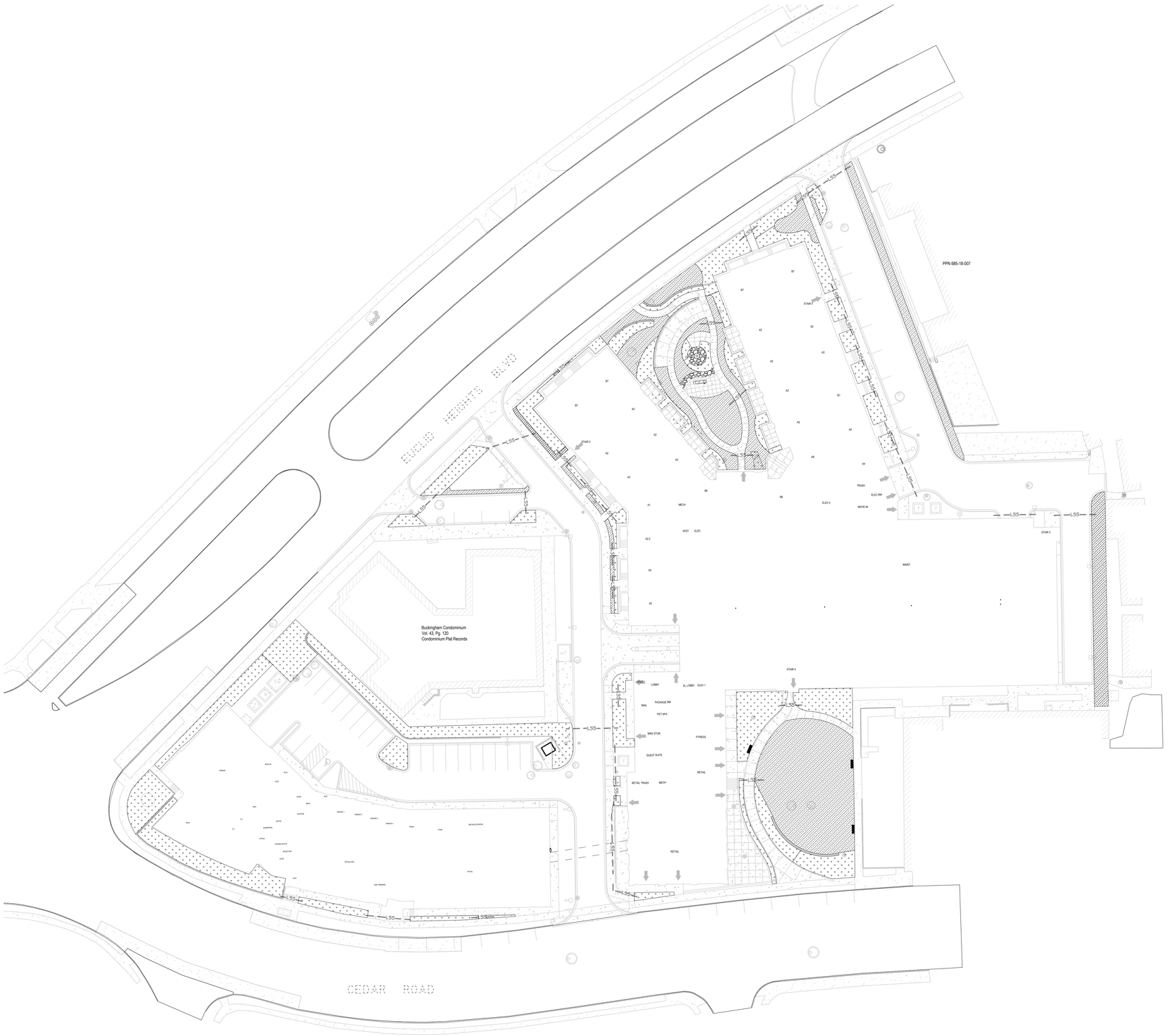
FILE NAME L301FCP008.DWG
PROJECT NO. FCP17008

LIGHTING PLAN
L3.1

811 Know what's Below. Call before you dig.

NORTH
0 30 60

© LANDFORM 2019
Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC



IRRIGATION NOTES

1. LOCATION FOR CONTROLLER, METER, BACKFLOW PREVENTER, BLOWOUT AND PRESSURE GUAGE SHALL BE COORDINATED WITH MEP CONTRACTOR. OWNER TO VERIFY.
2. DESIGN OF IRRIGATION SYSTEM SHALL BE DONE BY IRRIGATION CONTRACTOR. PROVIDE LANDSCAPE ARCHITECT WITH COMPLETE SYSTEM DESIGN AND ALL SHOP DRAWINGS FOR APPROVAL. SHOP DRAWINGS SHALL INCLUDE ACCURATE LAYOUT OF SYSTEM, INCLUDING BUT NOT LIMITED TO LOCATIONS, SIZES, AND PRODUCT/MATERIAL TYPE USED FOR COMPLETE IRRIGATION SYSTEM. POP-UP SPRAY IRRIGATION SHALL HAVE HEAD-TO-HEAD COVERAGE. SYSTEM SHALL BE WINTERIZED (BLOWN-OUT) AFTER THE FIRST OPERATIONAL SEASON AND SHALL PROVIDE STARTUP THE FOLLOWING SPRING. IRRIGATION SHALL HAVE TWO-YEAR WARRANTY ON PARTS AND LABOR FOLLOWING INSTALLATION APPROVAL BY OWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND FURNISHING ALL LABOR, MATERIALS, ACCESSORIES, EQUIPMENT AND OPERATIONS NECESSARY FOR INSTALLATION OF IRRIGATION SYSTEM.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY APPROVALS, PERMITS, LICENSES AND INSPECTIONS REQUIRED BY LOCAL, MUNICIPAL, AND STATE JURISDICTIONS.
5. SYSTEM SHALL BE ELECTRIC SOLENOID CONTROLLED UNDERGROUND IRRIGATION SYSTEM WITH PRESSURE BLOW-OUT DRAIN AS MANUFACTURED BY HUNTER, RAIN BIRD OR AS INDICATED ON PLANS. SUBSTITUTIONS SUBJECT TO OWNER REVIEW AND APPROVAL.
6. AREAS TO BE IRRIGATED INCLUDE ALL PLANT COVERAGE AREAS INDICATED ON PLAN.
7. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
8. VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES AND CONDITIONS PRIOR TO CONSTRUCTION. VERIFY THAT REQUIRED UTILITIES ARE AVAILABLE, IN PROPER LOCATION, AND READY FOR USE.
9. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE PROJECT SITE.
10. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCAL WATER PRESSURE REQUIREMENTS AND AVAILABILITY AND FIELD VERIFY THE INFORMATION.
11. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
12. ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
13. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
14. FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
15. ALL VALVE BOXES AND COVERS IN TURF AREAS SHALL BE GREEN IN COLOR. ALL VALVE BOXES ON PLANTING BEDS SHALL BE TAN IN COLOR.
16. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
17. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
18. CONTROL WIRES: 14 GAUGE, DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE (#12 FOR RUNS OVER 2000-FEET). USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
19. AVOID OVERSPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
20. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX. THERE SHALL BE A 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.
21. COORDINATE LOCATION OF SLEEVES UNDER PAVING TO ACCOMMODATE SYSTEM.
22. ROUTE PIPING TO AVOID PLANTS, GROUND COVER, AND STRUCTURES
23. TRENCH TO ACCOMMODATE GRADE CHANGES AND SLOPE TO DRAINS. KEEP TRENCHES FREE OF DEBRIS AND MATERIAL THAT ARE DAMAGING TO THE PIPE.
24. PROVIDE FOR THERMAL MOVEMENTS OF COMPONENTS IN SYSTEM.
25. USE THREADED NIPPLES FOR RISERS TO EACH OUTLET.
26. PROVIDE 10 INCH EXPANSION COIL AT EACH CONTROL VALVE AND AT 100 FOOT INTERVALS. BURY WIRE BESIDE PIPE. MARK VALVES WITH NEOPRENE VALVE MARKERS CONTAINING LOCKING DEVICE. SET VALVE MARKERS IN 160 PSI PIPE RISERS EXITING FROM TOP OF VALVE TO FINISH GRADE.
27. AFTER PIPING IS INSTALLED AND PRIOR TO INSTALLING OUTLETS AND BACKFILLING, OPEN VALVES AND FLUSH SYSTEM WITH FULL HEAD OF WATER.
28. ALL PIPE 2" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN PER INDUSTRY STANDARD.
29. INSTALL 3 INCH SAND COVER OVER PIPING AND PROTECT PIPE FROM DISPLACEMENT.
30. PRIOR TO BACKFILLING, TEST SYSTEM FOR LEAKS FOR WHOLE SYSTEM MAINTAINING 100 PSI PRESSURE FOR ONE HOUR. SYSTEM IS ACCEPTABLE WHEN NO LEAKAGE OR LOSS OF PRESSURE OCCURS AND SYSTEM SELF DRAINS DURING TEST PERIOD.
31. ADJUST PRESSURE AT VALVES FOR OPTIMUM PRESSURE ON SITE.
32. USE SCREENS IN ALL HEADS.
33. ADJUST CONTROL SYSTEM TO ACHIEVE TIME CYCLES REQUIRED TO ESTABLISH NEWLY INSTALLED PLANTS.
34. ADJUST HEADS FOR FULL WATER COVERAGE OF PLANTED AREAS.
35. INSTRUCT MAINTENANCE PERSONNEL IN OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.
36. FURNISH THE OPERATION AND MAINTENANCE MATERIALS, TWO EXTRA SPRINKLER HEADS OF EACH TYPE AND SIZE, TWO VALVE KEYS FOR MANUAL VALVES, TWO VALVE BOX KEYS, TWO KEYS FOR VALVE MARKERS, AND TWO WRENCHES FOR EACH HEAD CORE AND FOR REMOVING AND INSTALLING EACH HEAD TYPE.
37. PROVIDE ONE COMPLETE SPRING SEASON START UP AND FALL SEASON SHUT DOWN.
38. CONTRACTOR SHALL SUPPLY CAD RECORD DRAWINGS OF IRRIGATION SYSTEM AT THE TIME OF COMPLETION TO OWNER'S REPRESENTATIVE. A SET OF RECORD DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.

IRRIGATION SLEEVING NOTES

39. ALL PIPING SHALL BE SCHEDULE 40 PVC.
40. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND UTILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
41. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 36-INCH BELOW FINISHED GRADE OF PAVEMENT. EXTEND SLEEVES 36-INCH MIN., BEYOND BACK OF CURB AND 24-INCH BEYOND PAVEMENT EDGE.
42. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH SLEEVING MATERIAL "ELLED" TO FINISHED GRADE AND CAPPED.
43. CONTRACTOR SHALL SUPPLY AN "AS-BUILT" DRAWING OF THE IRRIGATION SLEEVING PLAN AT THE TIME OF COMPLETION TO THE OWNER'S REPRESENTATIVE. A SET OF "AS-BUILT" DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
44. SEE SHEET C4.1 AND C4.1A FOR ADDITIONAL INFORMATION.

PLANT COVERAGE & IRRIGATION SOURCE TYPE

SHRUBS, PERENNIALS AND TREES - DRIP IRRIGATION

TURF - LOW SPRAY

LSS IRRIGATION SLEEVE

Know what's Below. Call before you dig.

NORTH

0 30 60

DEVELOPER

FLAHERTY & COLLINS PROPERTIES
ONE INDIANA SQUARE
SUITE 3000
INDIANAPOLIS, IN 46204
TEL (317)-816-9300 FAX (317)-816-9301

MUNICIPALITY

PROJECT

TOP OF THE HILL

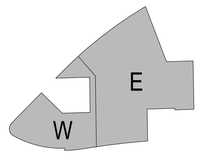
CLEVELAND HEIGHTS, OH

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
13 NOV 2018	CITY SUBMITTAL	SES
20 NOV 2018	CITY SUBMITTAL	SES
5 JUL 2019	SCHEMATIC DESIGN PACKAGE	SPM
9 AUG 2019	ABR SUBMITTAL	SPM
30 AUG 2019	ABR SUBMITTAL	SPM
20 SEP 2019	PRECAST BID DOCUMENTS	SPM
30 SEP 2019	ABR SUBMITTAL	SPM

KEY MAP



CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

ABR SUBMITTAL
SEPTEMBER 30, 2019

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME L401FCP008.DWG

PROJECT NO. FCP17008

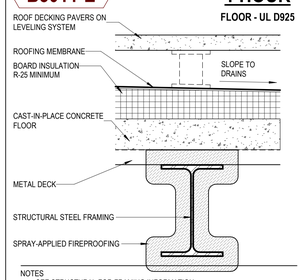
IRRIGATION PLAN

L4.1

Landform®and Site to Finish ® are registered service marks of Landform Professional Services, LLC

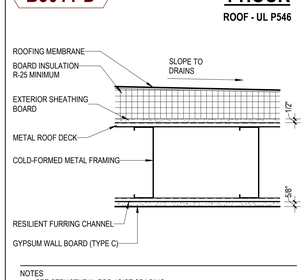
©LANDFORM 2019

B3011-E — 1 HOUR — FLOOR - UL D925



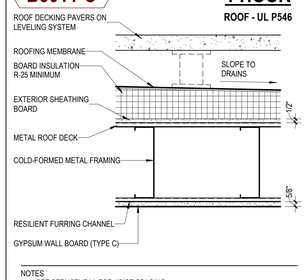
NOTES
- SEE STRUCTURAL FOR FRAMING INFORMATION.

B3011-D — 1 HOUR — ROOF - UL P546



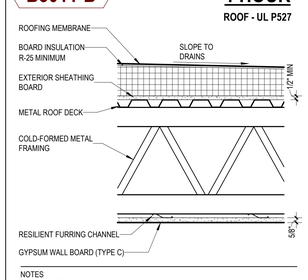
NOTES
- SEE STRUCTURAL FOR JOIST SPACING.
- SEE REFERENCED ASSEMBLY FOR SPACING OF RESILIENT CHANNELS.
- STAGGERED JOINTS AT BOARD INSULATION.

B3011-C — 1 HOUR — ROOF - UL P546



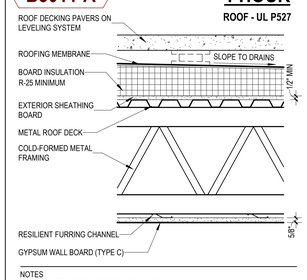
NOTES
- SEE STRUCTURAL FOR JOIST SPACING.
- SEE REFERENCED ASSEMBLY FOR SPACING OF RESILIENT CHANNELS.
- STAGGERED JOINTS AT BOARD INSULATION.

B3011-B — 1 HOUR — ROOF - UL P527



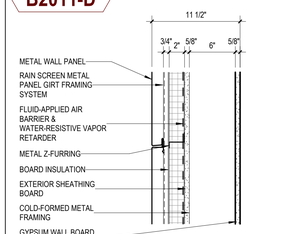
NOTES
- SEE STRUCTURAL FOR TRUSS SPACING.
- SEE REFERENCED ASSEMBLY FOR SPACING OF RESILIENT CHANNELS.
- STAGGERED JOINTS AT BOARD INSULATION .

B3011-A — 1 HOUR — ROOF - UL P527



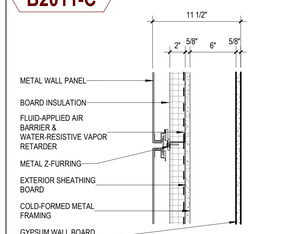
NOTES
- SEE STRUCTURAL FOR TRUSS SPACING.
- SEE REFERENCED ASSEMBLY FOR SPACING OF RESILIENT CHANNELS.
- STAGGERED JOINTS AT BOARD INSULATION .

B2011-D



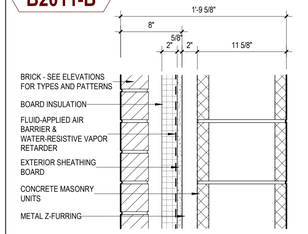
NOTES
- PROVIDE FOAM SEALANT FOR ALL JOINTS @ BOARD INSULATION
- XXX
- XXX

B2011-C



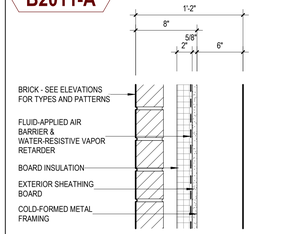
NOTES
- PROVIDE FOAM SEALANT FOR ALL JOINTS @ BOARD INSULATION
- XXX
- XXX

B2011-B



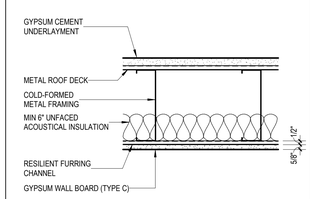
NOTES
- PROVIDE FOAM SEALANT FOR ALL JOINTS @ CAVITY WALL BOARD INSULATION
- XXX
- XXX

B2011-A



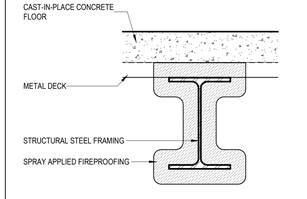
NOTES
- PROVIDE FOAM SEALANT FOR ALL JOINTS @ CAVITY WALL BOARD INSULATION
- PROVIDE ADDITIONAL CAVITY WALL BOARD INSULATION @ CORNERS & @ CONTROL JOINTS AS INDICATED
- XXX

B1011-B — 1 HOUR — FLOOR - UL G551



NOTES
- SEE STRUCTURAL FOR JOIST SPACING.
- SEE REFERENCED ASSEMBLY FOR SPACING OF RESILIENT CHANNELS.

B1011-A — 1 HOUR — FLOOR - UL D925



NOTES
- SEE STRUCTURAL FOR FRAMING INFORMATION.

eppstein uhen : architects

milwaukee	333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350
madison	309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
des moines	699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840
denver	1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

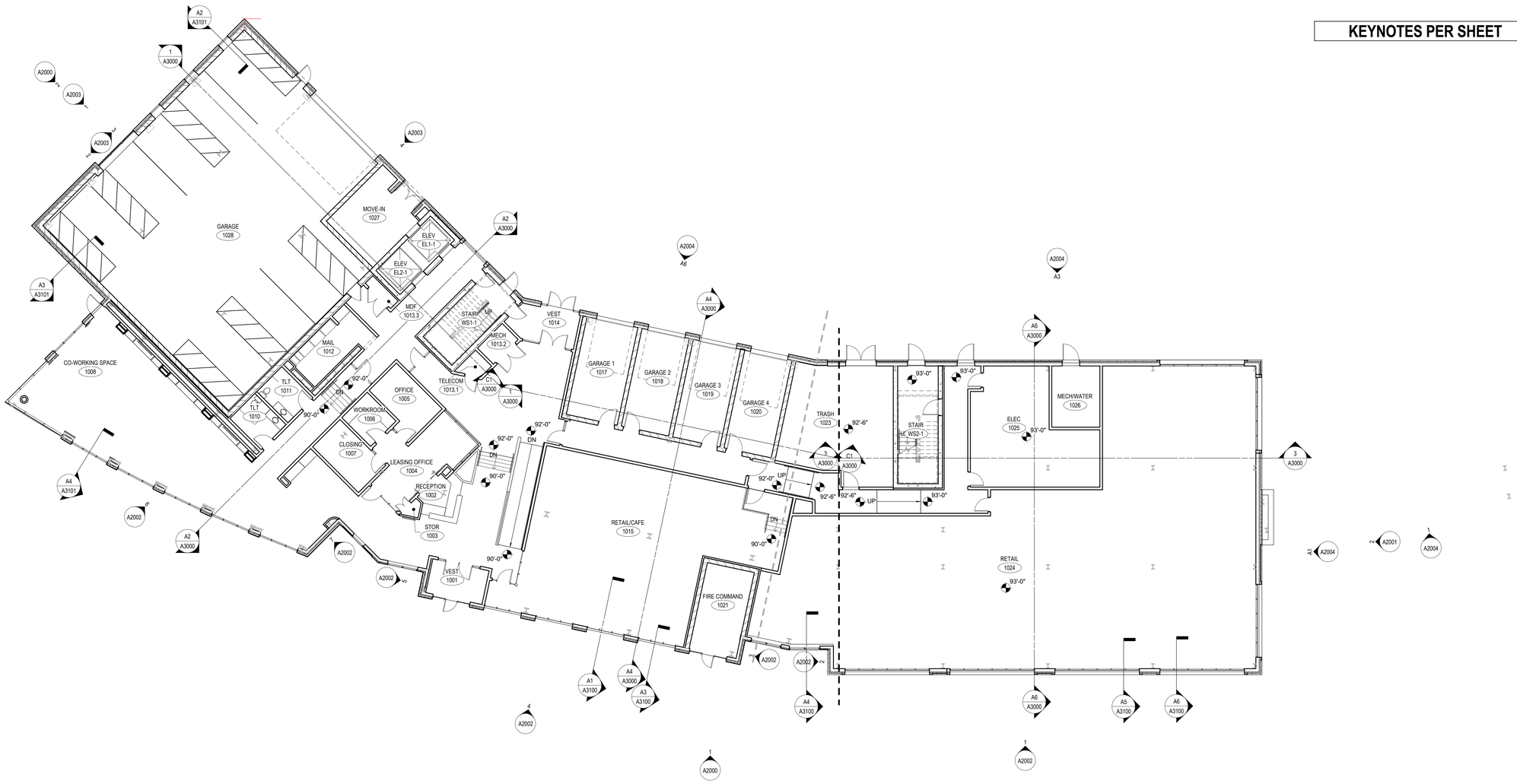
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	116200-00

BUILDING SYSTEMS & NOTES

A0000

© Eppstein Uhen Architects, Inc.



SHEET NOTES - FLOOR PLAN

1.	BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH OWNER.
3.	REFER TO SHEET G000 FOR TAG AND SYMBOL DEFINITIONS.
4.	REFER TO SHEET A000, A010, AND A020 FOR ADDITIONAL GENERAL NOTES, ACCESSIBILITY INFORMATION, AND BLOCKING REQUIREMENTS.
5.	SEE ENLARGED FLOOR PLANS FOR ADDITIONAL NOTES, DIMENSIONS, WALL TAGS, AND ELEVATIONS.
6.	SEE FINISH PLAN A120 SHEET SERIES FOR ALL FINISH PLAN NOTES.
7.	VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE> <BUILDING FACILITY MANAGER>.
8.	ALL EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE.
9.	ALL INTERIOR WALLS ARE DIMENSIONED TO FINISH FACE OF STUD UNLESS NOTED OTHERWISE. DIMENSIONS TO PLUMBING FIXTURES/FFE ARE TO FINISH FACE OF WALL.
10.	ALL UNIT INTERIOR WALLS TO BE TYPE W4F-11 UNLESS NOTED OTHERWISE. ALL UNIT DEMISING WALLS TO BE W44A-S11 UNLESS NOTED OTHERWISE. ALL UNIT CORRIDOR WALLS TO BE W4A-R11 UNLESS NOTED OTHERWISE. SEE WALL TYPES <A010>
11.	PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
12.	VERIFY BATHTUB AND SHOWER ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.
13.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
14.	UNITS WITH BORROWED LIGHT BEDROOMS WILL REQUIRE VENTILATION.
15.	PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS (TOWEL BARS, GRAB BARS, TOILET PAPER HOLDERS, ETC....), MILLWORK AND TRIM.
16.	PROVIDE BLOCKING BEHIND FUTURE GRAB BAR LOCATIONS IN ALL UNITS PER ANSI A117.1. ALL UNITS ARE ANSI A117.1 'TYPE-B' UNITS UNLESS NOTED OTHERWISE AS ANSI A117.1 'TYPE-A' UNITS. SEE SHEET A020 FOR MORE INFORMATION.
17.	PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>
18.	PROVIDE IMPACT RESISTANT GWB WITHIN WOOD FRAMED STAIR SHAFTS.
19.	PROVIDE ACOUSTICAL INSULATION IN ROOMS AROUND BATHROOMS AND AT PLUMBING WALLS.
20.	PROVIDE PIPE INSULATION AT ALL EXPOSED SUPPLY AND DRAIN PLUMBING UNDER SINKS.
21.	PROVIDE ALL FINISH SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO FLOORING, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL BASE, ETC...

KEYNOTES PER SHEET

N

PLAN

A7 OVERALL PLAN - 1ST FLR (BLDG 1)

3/32" = 1'-0"

eppstein uhen : architects

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

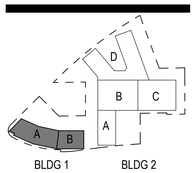
FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN



SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

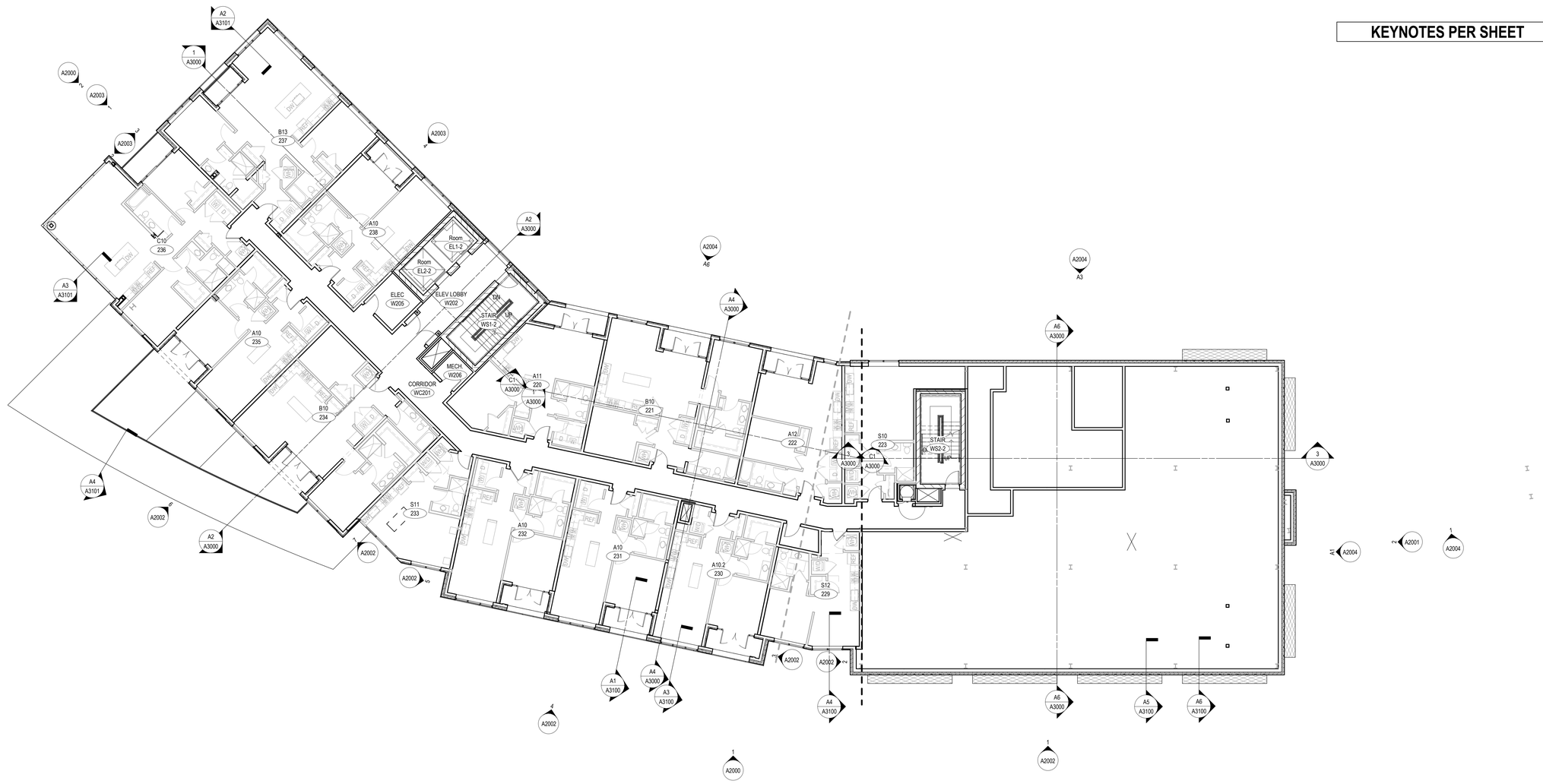
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	116200-00

OVERALL FLOOR PLAN - 1ST FLR

A1001

© Eppstein Uhen Architects, Inc.



SHEET NOTES - FLOOR PLAN

1.	BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH OWNER.
3.	REFER TO SHEET G000 FOR TAG AND SYMBOL DEFINITIONS.
4.	REFER TO SHEET A000, A010, AND A020 FOR ADDITIONAL GENERAL NOTES, ACCESSIBILITY INFORMATION, AND BLOCKING REQUIREMENTS.
5.	SEE ENLARGED FLOOR PLANS FOR ADDITIONAL NOTES, DIMENSIONS, WALL TAGS, AND ELEVATIONS.
6.	SEE FINISH PLAN A120 SHEET SERIES FOR ALL FINISH PLAN NOTES.
7.	VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE> <BUILDING FACILITY MANAGER>.
8.	ALL EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE.
9.	ALL INTERIOR WALLS ARE DIMENSIONED TO FINISH FACE OF STUD UNLESS NOTED OTHERWISE. DIMENSIONS TO PLUMBING FIXTURES/FFE ARE TO FINISH FACE OF WALL.
10.	ALL UNIT INTERIOR WALLS TO BE TYPE W4F-11 UNLESS NOTED OTHERWISE. ALL UNIT DEMISING WALLS TO BE W44A-S11 UNLESS NOTED OTHERWISE. ALL UNIT CORRIDOR WALLS TO BE W4A-R11 UNLESS NOTED OTHERWISE. SEE WALL TYPES <A010>
11.	PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
12.	VERIFY BATHTUB AND SHOWER ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.
13.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
14.	UNITS WITH BORROWED LIGHT BEDROOMS WILL REQUIRE VENTILATION.
15.	PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS (TOWEL BARS, GRAB BARS, TOILET PAPER HOLDERS, ETC....), MILLWORK AND TRIM.
16.	PROVIDE BLOCKING BEHIND FUTURE GRAB BAR LOCATIONS IN ALL UNITS PER ANSI A117.1. ALL UNITS ARE ANSI A117.1 'TYPE-B' UNITS UNLESS NOTED OTHERWISE AS ANSI A117.1 'TYPE-A' UNITS. SEE SHEET A020 FOR MORE INFORMATION.
17.	PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>
18.	PROVIDE IMPACT RESISTANT GWB WITHIN WOOD FRAMED STAIR SHAFTS.
19.	PROVIDE ACOUSTICAL INSULATION IN ROOMS AROUND BATHROOMS AND AT PLUMBING WALLS.
20.	PROVIDE PIPE INSULATION AT ALL EXPOSED SUPPLY AND DRAIN PLUMBING UNDER SINKS.
21.	PROVIDE ALL FINISH SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO FLOORING, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL BASE, ETC...

KEYNOTES PER SHEET

N

PLAN

A7 OVERALL PLAN - 2ND FLR (BLDG 1)

3/32" = 1'-0"

eppstein uhen : architects

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

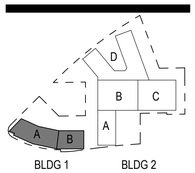
FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN



SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER RS

PROJECT NUMBER 116200-00

OVERALL FLOOR PLAN - 2ND FLR

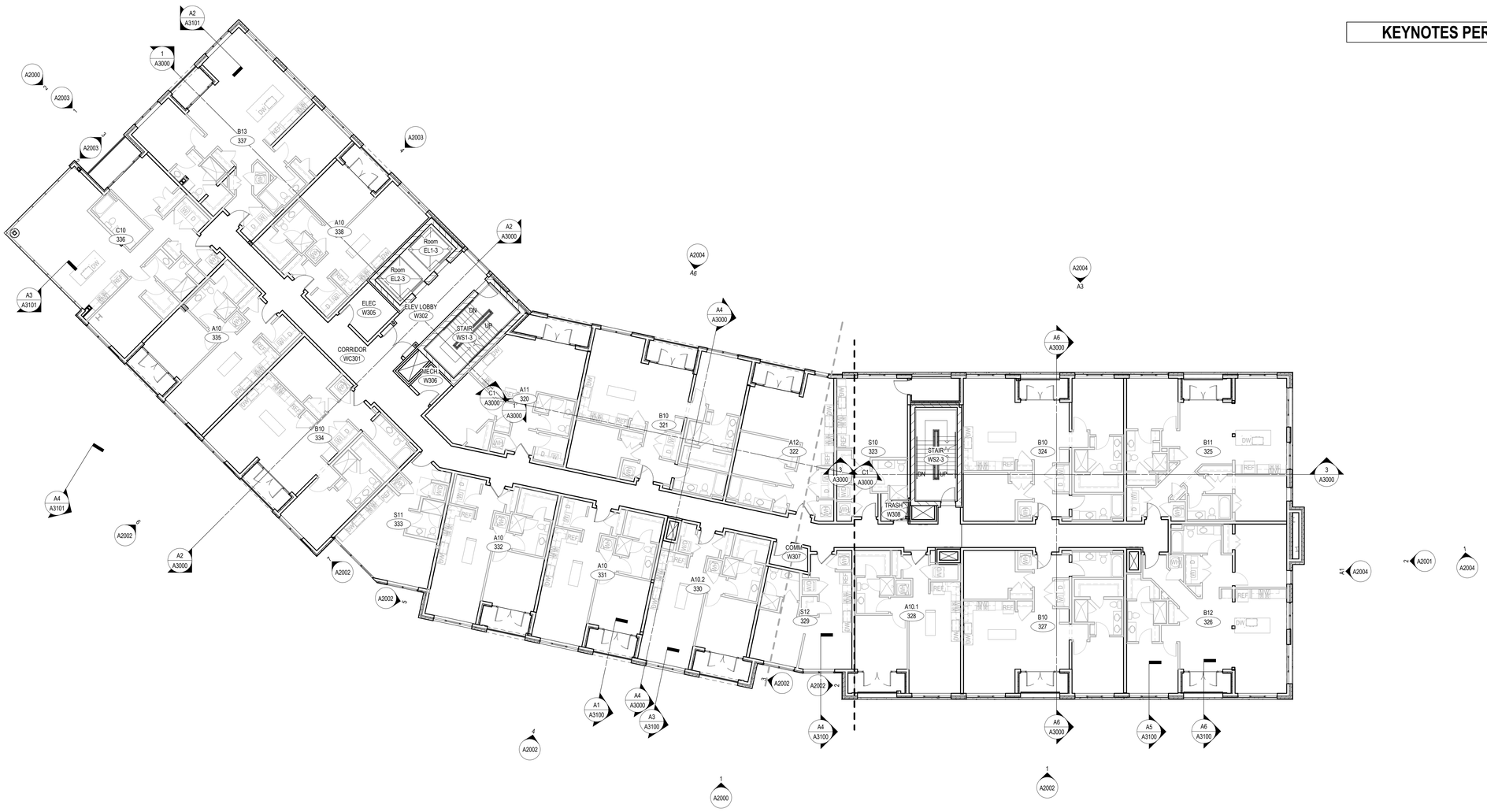
A1002

© Eppstein Uhen Architects, Inc.

SHEET NOTES - FLOOR PLAN

1.	BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH OWNER.
3.	REFER TO SHEET G000 FOR TAG AND SYMBOL DEFINITIONS.
4.	REFER TO SHEET A000, A010, AND A020 FOR ADDITIONAL GENERAL NOTES, ACCESSIBILITY INFORMATION, AND BLOCKING REQUIREMENTS.
5.	SEE ENLARGED FLOOR PLANS FOR ADDITIONAL NOTES, DIMENSIONS, WALL TAGS, AND ELEVATIONS.
6.	SEE FINISH PLAN A120 SHEET SERIES FOR ALL FINISH PLAN NOTES.
7.	VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE> <BUILDING FACILITY MANAGER>.
8.	ALL EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE.
9.	ALL INTERIOR WALLS ARE DIMENSIONED TO FINISH FACE OF STUD UNLESS NOTED OTHERWISE. DIMENSIONS TO PLUMBING FIXTURES/FFE ARE TO FINISH FACE OF WALL.
10.	ALL UNIT INTERIOR WALLS TO BE TYPE W4F-11 UNLESS NOTED OTHERWISE. ALL UNIT DEMISING WALLS TO BE W44A-S11 UNLESS NOTED OTHERWISE. ALL UNIT CORRIDOR WALLS TO BE W4A-R11 UNLESS NOTED OTHERWISE. SEE WALL TYPES <A010>
11.	PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
12.	VERIFY BATHTUB AND SHOWER ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.
13.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
14.	UNITS WITH BORROWED LIGHT BEDROOMS WILL REQUIRE VENTILATION.
15.	PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS (TOWEL BARS, GRAB BARS, TOILET PAPER HOLDERS, ETC....), MILLWORK AND TRIM.
16.	PROVIDE BLOCKING BEHIND FUTURE GRAB BAR LOCATIONS IN ALL UNITS PER ANSI A117.1. ALL UNITS ARE ANSI A117.1 'TYPE-B' UNITS UNLESS NOTED OTHERWISE AS ANSI A117.1 'TYPE-A' UNITS. SEE SHEET A020 FOR MORE INFORMATION.
17.	PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>
18.	PROVIDE IMPACT RESISTANT GWB WITHIN WOOD FRAMED STAIR SHAFTS.
19.	PROVIDE ACOUSTICAL INSULATION IN ROOMS AROUND BATHROOMS AND AT PLUMBING WALLS.
20.	PROVIDE PIPE INSULATION AT ALL EXPOSED SUPPLY AND DRAIN PLUMBING UNDER SINKS.
21.	PROVIDE ALL FINISH SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO FLOORING, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL BASE, ETC...

KEYNOTES PER SHEET



eppstein uhen : architects

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

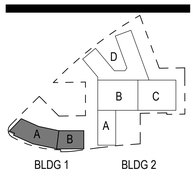
FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN



SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	116200-00

OVERALL FLOOR PLAN - 3RD FLR

A1003

N

PLAN

A7 OVERALL PLAN - 3RD FLR (BLDG 1)

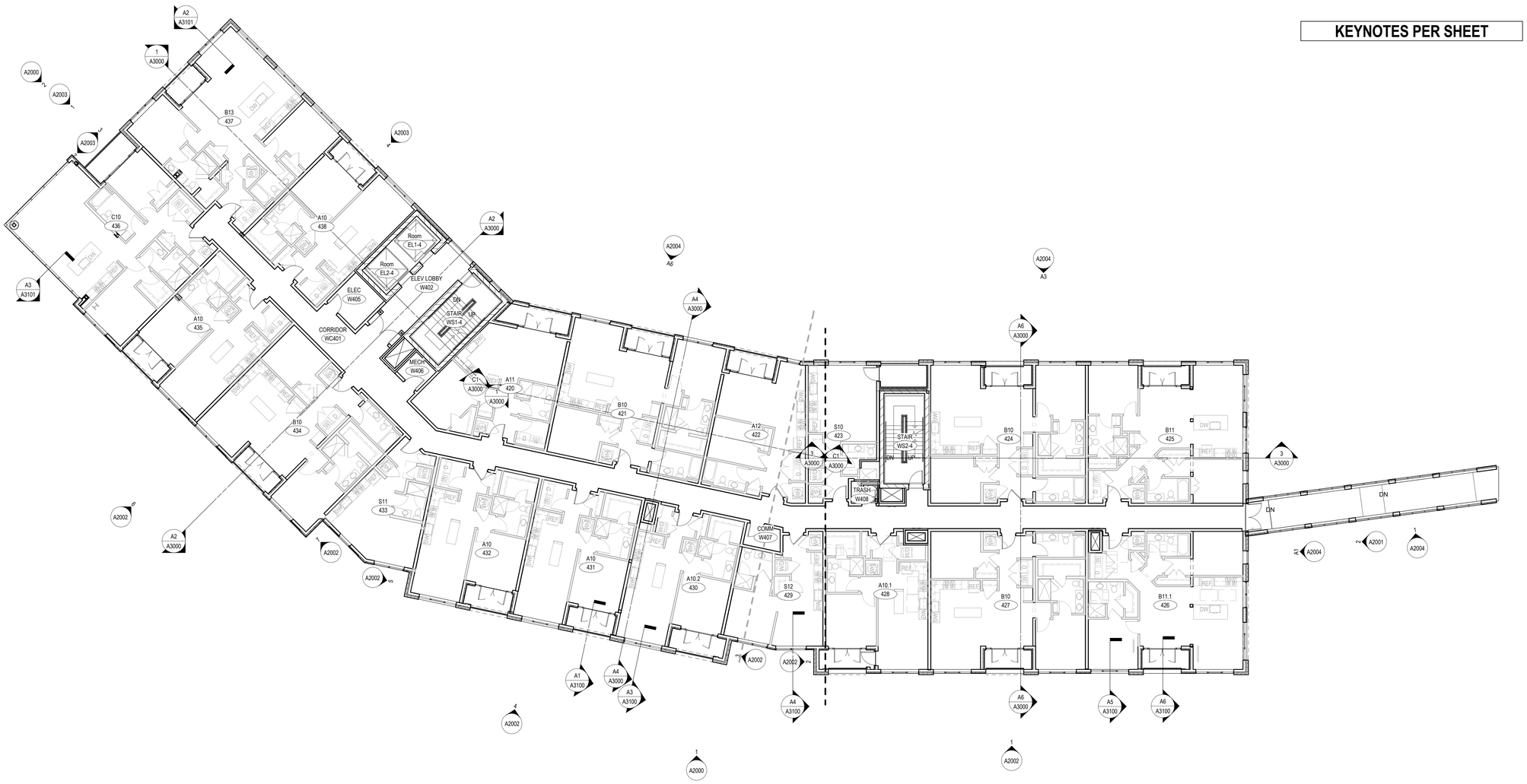
3/32" = 1'-0"

© Eppstein Uhen Architects, Inc.

SHEET NOTES - FLOOR PLAN

1.	BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH OWNER.
3.	REFER TO SHEET G000 FOR TAG AND SYMBOL DEFINITIONS.
4.	REFER TO SHEET A000, A010, AND A020 FOR ADDITIONAL GENERAL NOTES, ACCESSIBILITY INFORMATION, AND BLOCKING REQUIREMENTS.
5.	SEE ENLARGED FLOOR PLANS FOR ADDITIONAL NOTES, DIMENSIONS, WALL TAGS, AND ELEVATIONS.
6.	SEE FINISH PLAN A120 SHEET SERIES FOR ALL FINISH PLAN NOTES.
7.	VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE> <BUILDING FACILITY MANAGER>.
8.	ALL EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE.
9.	ALL INTERIOR WALLS ARE DIMENSIONED TO FINISH FACE OF STUD UNLESS NOTED OTHERWISE. DIMENSIONS TO PLUMBING FIXTURES/FFE ARE TO FINISH FACE OF WALL.
10.	ALL UNIT INTERIOR WALLS TO BE TYPE W4F-11 UNLESS NOTED OTHERWISE. ALL UNIT DEMISING WALLS TO BE W44A-S11 UNLESS NOTED OTHERWISE. ALL UNIT CORRIDOR WALLS TO BE W4A-R11 UNLESS NOTED OTHERWISE. SEE WALL TYPES <A010>
11.	PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
12.	VERIFY BATHTUB AND SHOWER ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.
13.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
14.	UNITS WITH BORROWED LIGHT BEDROOMS WILL REQUIRE VENTILATION.
15.	PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS (TOWEL BARS, GRAB BARS, TOILET PAPER HOLDERS, ETC....), MILLWORK AND TRIM.
16.	PROVIDE BLOCKING BEHIND FUTURE GRAB BAR LOCATIONS IN ALL UNITS PER ANSI A117.1. ALL UNITS ARE ANSI A117.1 'TYPE-B' UNITS UNLESS NOTED OTHERWISE AS ANSI A117.1 'TYPE-A' UNITS. SEE SHEET A020 FOR MORE INFORMATION.
17.	PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>
18.	PROVIDE IMPACT RESISTANT GWB WITHIN WOOD FRAMED STAIR SHAFTS.
19.	PROVIDE ACOUSTICAL INSULATION IN ROOMS AROUND BATHROOMS AND AT PLUMBING WALLS.
20.	PROVIDE PIPE INSULATION AT ALL EXPOSED SUPPLY AND DRAIN PLUMBING UNDER SINKS.
21.	PROVIDE ALL FINISH SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO FLOORING, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL BASE, ETC...

KEYNOTES PER SHEET



eppstein uhen : architects

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

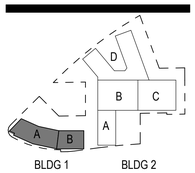
FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN



SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	116200-00

OVERALL FLOOR PLAN - 4TH FLR

A1004

N

PLAN

A7 OVERALL PLAN - 4TH FLR (BLDG 1)

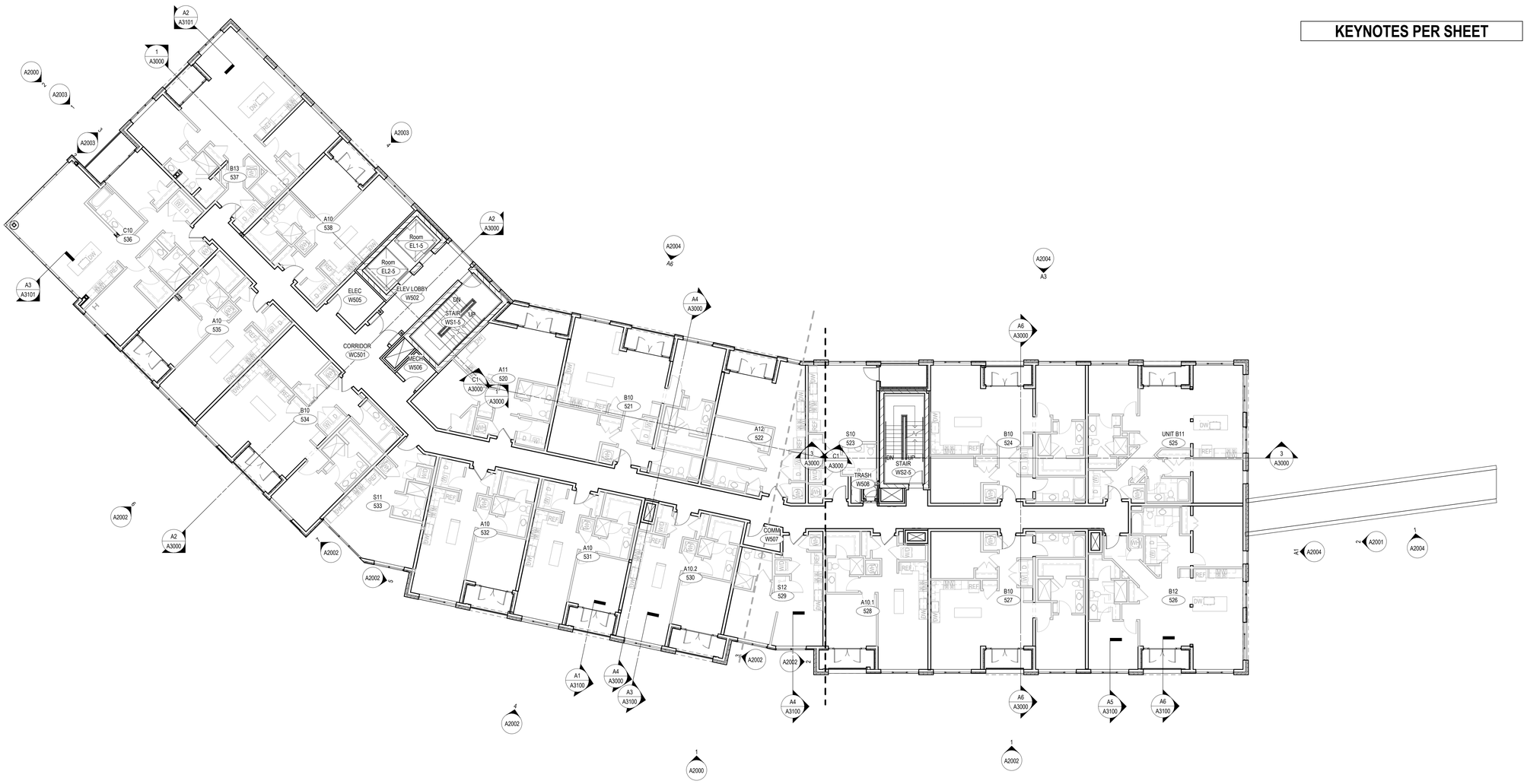
3/32" = 1'-0"

© Eppstein Uhen Architects, Inc.

SHEET NOTES - FLOOR PLAN

1.	BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH OWNER.
3.	REFER TO SHEET G000 FOR TAG AND SYMBOL DEFINITIONS.
4.	REFER TO SHEET A000, A010, AND A020 FOR ADDITIONAL GENERAL NOTES, ACCESSIBILITY INFORMATION, AND BLOCKING REQUIREMENTS.
5.	SEE ENLARGED FLOOR PLANS FOR ADDITIONAL NOTES, DIMENSIONS, WALL TAGS, AND ELEVATIONS.
6.	SEE FINISH PLAN A120 SHEET SERIES FOR ALL FINISH PLAN NOTES.
7.	VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE> <BUILDING FACILITY MANAGER>.
8.	ALL EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE.
9.	ALL INTERIOR WALLS ARE DIMENSIONED TO FINISH FACE OF STUD UNLESS NOTED OTHERWISE. DIMENSIONS TO PLUMBING FIXTURES/FFE ARE TO FINISH FACE OF WALL.
10.	ALL UNIT INTERIOR WALLS TO BE TYPE W4F-11 UNLESS NOTED OTHERWISE. ALL UNIT DEMISING WALLS TO BE W44A-S11 UNLESS NOTED OTHERWISE. ALL UNIT CORRIDOR WALLS TO BE W4A-R11 UNLESS NOTED OTHERWISE. SEE WALL TYPES <A010>
11.	PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
12.	VERIFY BATHTUB AND SHOWER ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.
13.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
14.	UNITS WITH BORROWED LIGHT BEDROOMS WILL REQUIRE VENTILATION.
15.	PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS (TOWEL BARS, GRAB BARS, TOILET PAPER HOLDERS, ETC....), MILLWORK AND TRIM.
16.	PROVIDE BLOCKING BEHIND FUTURE GRAB BAR LOCATIONS IN ALL UNITS PER ANSI A117.1. ALL UNITS ARE ANSI A117.1 'TYPE-B' UNITS UNLESS NOTED OTHERWISE AS ANSI A117.1 'TYPE-A' UNITS. SEE SHEET A020 FOR MORE INFORMATION.
17.	PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>
18.	PROVIDE IMPACT RESISTANT GWB WITHIN WOOD FRAMED STAIR SHAFTS.
19.	PROVIDE ACOUSTICAL INSULATION IN ROOMS AROUND BATHROOMS AND AT PLUMBING WALLS.
20.	PROVIDE PIPE INSULATION AT ALL EXPOSED SUPPLY AND DRAIN PLUMBING UNDER SINKS.
21.	PROVIDE ALL FINISH SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO FLOORING, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL BASE, ETC...

KEYNOTES PER SHEET



N

PLAN

A7 OVERALL PLAN - 5TH FLR (BLDG 1)

3/32" = 1'-0"

eppstein uhen : architects

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

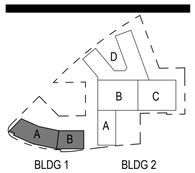
FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN



SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

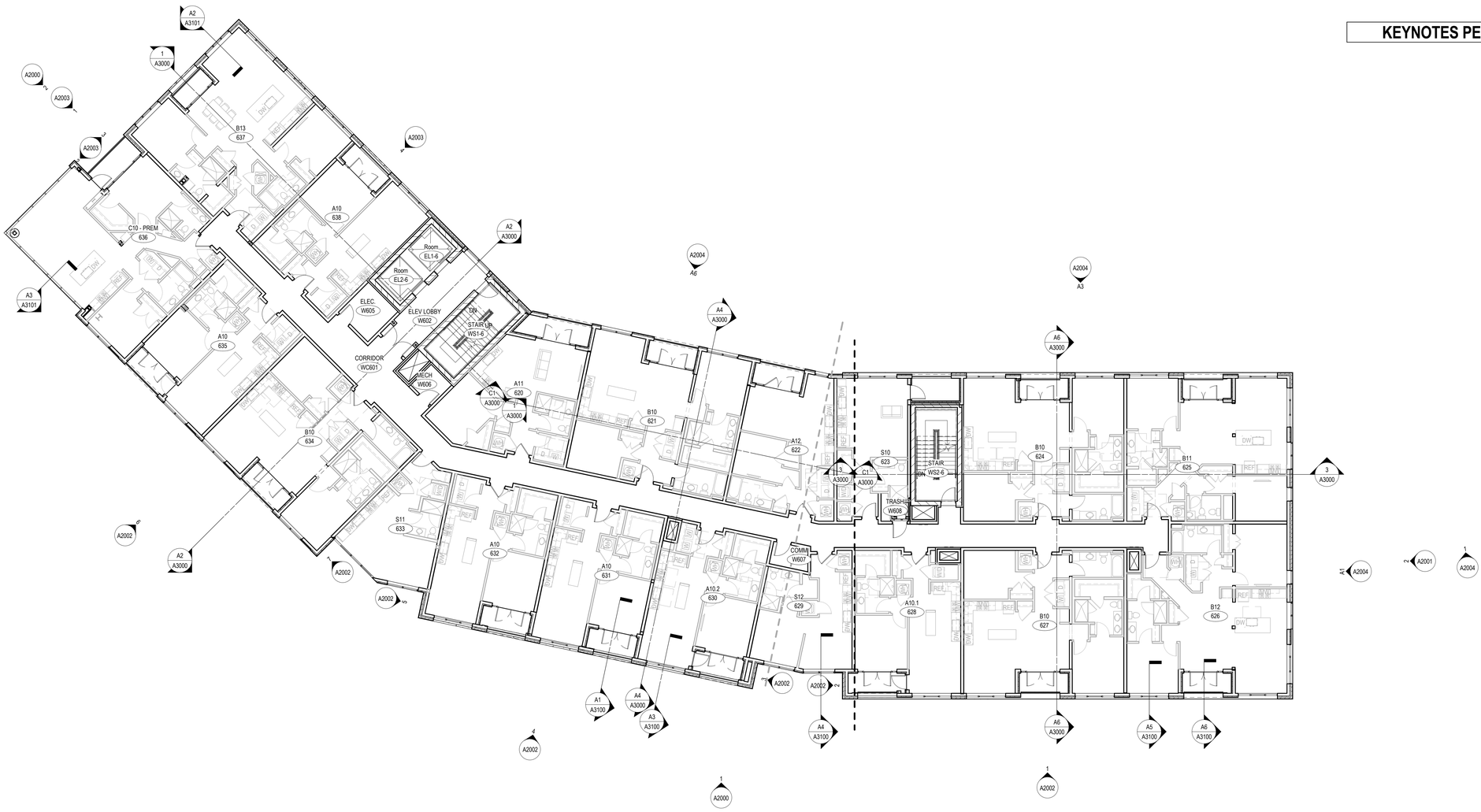
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	116200-00

OVERALL FLOOR PLAN - 5TH FLR

A1005

© Eppstein Uhen Architects, Inc.



SHEET NOTES - FLOOR PLAN

1.	BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH OWNER.
3.	REFER TO SHEET G000 FOR TAG AND SYMBOL DEFINITIONS.
4.	REFER TO SHEET A000, A010, AND A020 FOR ADDITIONAL GENERAL NOTES, ACCESSIBILITY INFORMATION, AND BLOCKING REQUIREMENTS.
5.	SEE ENLARGED FLOOR PLANS FOR ADDITIONAL NOTES, DIMENSIONS, WALL TAGS, AND ELEVATIONS.
6.	SEE FINISH PLAN A120 SHEET SERIES FOR ALL FINISH PLAN NOTES.
7.	VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE> <BUILDING FACILITY MANAGER>.
8.	ALL EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE.
9.	ALL INTERIOR WALLS ARE DIMENSIONED TO FINISH FACE OF STUD UNLESS NOTED OTHERWISE. DIMENSIONS TO PLUMBING FIXTURES/FFE ARE TO FINISH FACE OF WALL.
10.	ALL UNIT INTERIOR WALLS TO BE TYPE W4F-11 UNLESS NOTED OTHERWISE. ALL UNIT DEMISING WALLS TO BE W44A-S11 UNLESS NOTED OTHERWISE. ALL UNIT CORRIDOR WALLS TO BE W4A-R11 UNLESS NOTED OTHERWISE. SEE WALL TYPES <A010>
11.	PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
12.	VERIFY BATHTUB AND SHOWER ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.
13.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
14.	UNITS WITH BORROWED LIGHT BEDROOMS WILL REQUIRE VENTILATION.
15.	PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS (TOWEL BARS, GRAB BARS, TOILET PAPER HOLDERS, ETC....), MILLWORK AND TRIM.
16.	PROVIDE BLOCKING BEHIND FUTURE GRAB BAR LOCATIONS IN ALL UNITS PER ANSI A117.1. ALL UNITS ARE ANSI A117.1 'TYPE-B' UNITS UNLESS NOTED OTHERWISE AS ANSI A117.1 'TYPE-A' UNITS. SEE SHEET A020 FOR MORE INFORMATION.
17.	PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>
18.	PROVIDE IMPACT RESISTANT GWB WITHIN WOOD FRAMED STAIR SHAFTS.
19.	PROVIDE ACOUSTICAL INSULATION IN ROOMS AROUND BATHROOMS AND AT PLUMBING WALLS.
20.	PROVIDE PIPE INSULATION AT ALL EXPOSED SUPPLY AND DRAIN PLUMBING UNDER SINKS.
21.	PROVIDE ALL FINISH SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO FLOORING, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL BASE, ETC...

KEYNOTES PER SHEET

eppstein uhen : architects

milwaukee	333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350
madison	309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
des moines	699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840
denver	1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

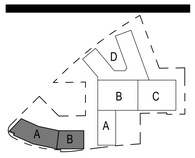
FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN



SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	116200-00

OVERALL FLOOR PLAN - 6TH FLR

A1006

N

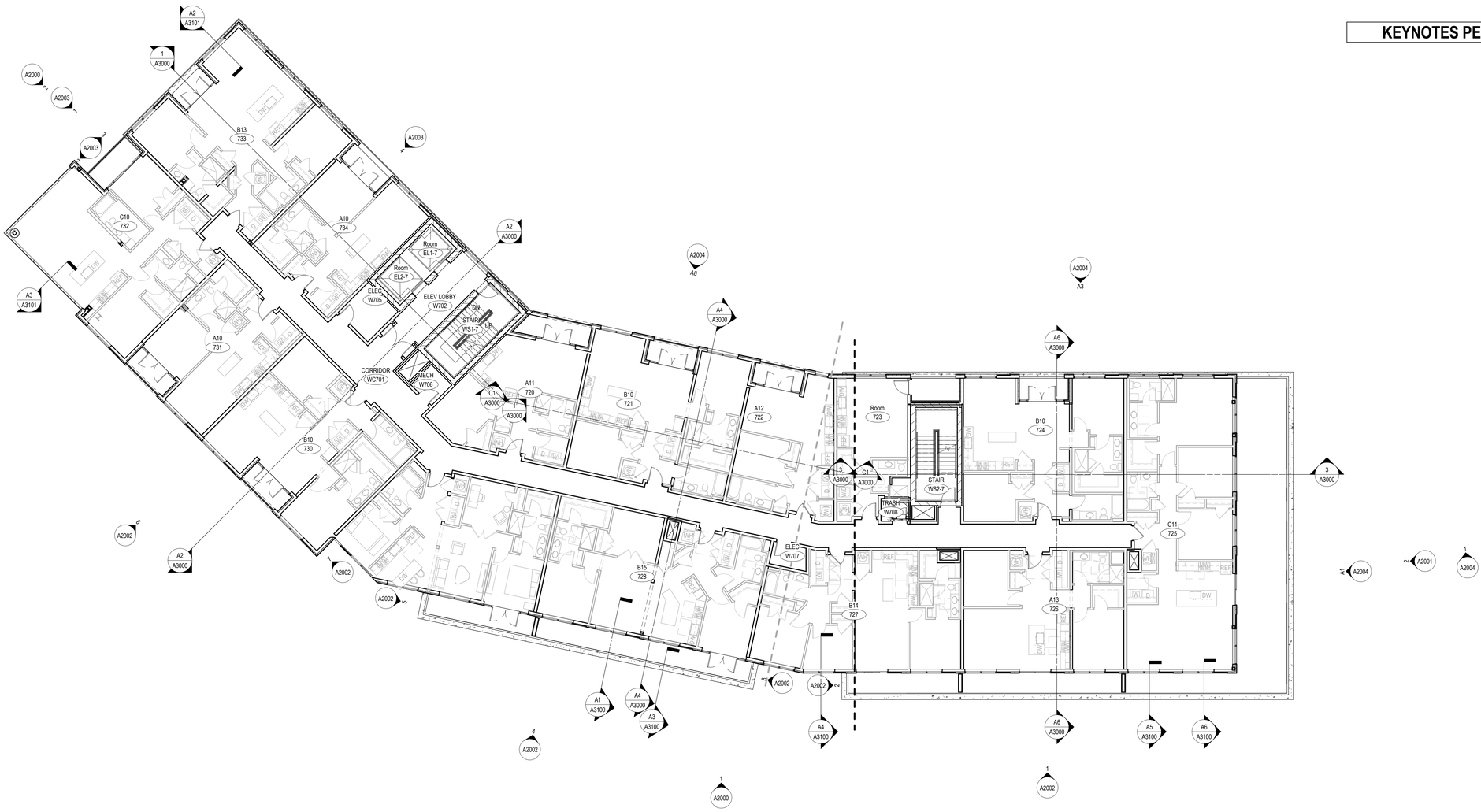
A7 OVERALL PLAN - 6TH FLR (BLDG 1)
3/32" = 1'-0"
PLAN

© Eppstein Uhen Architects, Inc.

SHEET NOTES - FLOOR PLAN

1.	BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH OWNER.
3.	REFER TO SHEET G000 FOR TAG AND SYMBOL DEFINITIONS.
4.	REFER TO SHEET A000, A010, AND A020 FOR ADDITIONAL GENERAL NOTES, ACCESSIBILITY INFORMATION, AND BLOCKING REQUIREMENTS.
5.	SEE ENLARGED FLOOR PLANS FOR ADDITIONAL NOTES, DIMENSIONS, WALL TAGS, AND ELEVATIONS.
6.	SEE FINISH PLAN A120 SHEET SERIES FOR ALL FINISH PLAN NOTES.
7.	VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE> <BUILDING FACILITY MANAGER>.
8.	ALL EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE.
9.	ALL INTERIOR WALLS ARE DIMENSIONED TO FINISH FACE OF STUD UNLESS NOTED OTHERWISE. DIMENSIONS TO PLUMBING FIXTURES/FFE ARE TO FINISH FACE OF WALL.
10.	ALL UNIT INTERIOR WALLS TO BE TYPE W4F-11 UNLESS NOTED OTHERWISE. ALL UNIT DEMISING WALLS TO BE W44A-S11 UNLESS NOTED OTHERWISE. ALL UNIT CORRIDOR WALLS TO BE W4A-R11 UNLESS NOTED OTHERWISE. SEE WALL TYPES <A010>
11.	PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
12.	VERIFY BATHTUB AND SHOWER ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.
13.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
14.	UNITS WITH BORROWED LIGHT BEDROOMS WILL REQUIRE VENTILATION.
15.	PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS (TOWEL BARS, GRAB BARS, TOILET PAPER HOLDERS, ETC....), MILLWORK AND TRIM.
16.	PROVIDE BLOCKING BEHIND FUTURE GRAB BAR LOCATIONS IN ALL UNITS PER ANSI A117.1. ALL UNITS ARE ANSI A117.1 'TYPE-B' UNITS UNLESS NOTED OTHERWISE AS ANSI A117.1 'TYPE-A' UNITS. SEE SHEET A020 FOR MORE INFORMATION.
17.	PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>
18.	PROVIDE IMPACT RESISTANT GWB WITHIN WOOD FRAMED STAIR SHAFTS.
19.	PROVIDE ACOUSTICAL INSULATION IN ROOMS AROUND BATHROOMS AND AT PLUMBING WALLS.
20.	PROVIDE PIPE INSULATION AT ALL EXPOSED SUPPLY AND DRAIN PLUMBING UNDER SINKS.
21.	PROVIDE ALL FINISH SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO FLOORING, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL BASE, ETC...

KEYNOTES PER SHEET



N

A7 OVERALL PLAN - 7TH FLR (BLDG 1)
3/32" = 1'-0"

PLAN

eppstein uhen : architects

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

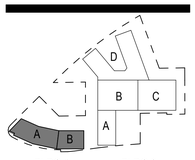
FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN



SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	116200-00

OVERALL FLOOR PLAN - 7TH FLR

A1007

© Eppstein Uhen Architects, Inc.

SHEET NOTES - FLOOR PLAN

1.	BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH OWNER.
3.	REFER TO SHEET G000 FOR TAG AND SYMBOL DEFINITIONS.
4.	REFER TO SHEET A000, A010, AND A020 FOR ADDITIONAL GENERAL NOTES, ACCESSIBILITY INFORMATION, AND BLOCKING REQUIREMENTS.
5.	SEE ENLARGED FLOOR PLANS FOR ADDITIONAL NOTES, DIMENSIONS, WALL TAGS, AND ELEVATIONS.
6.	SEE FINISH PLAN A120 SHEET SERIES FOR ALL FINISH PLAN NOTES.
7.	VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE> <BUILDING FACILITY MANAGER>.
8.	ALL EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE.
9.	ALL INTERIOR WALLS ARE DIMENSIONED TO FINISH FACE OF STUD UNLESS NOTED OTHERWISE. DIMENSIONS TO PLUMBING FIXTURES/FFE ARE TO FINISH FACE OF WALL.
10.	ALL UNIT INTERIOR WALLS TO BE TYPE W4F-11 UNLESS NOTED OTHERWISE. ALL UNIT DEMISING WALLS TO BE W44A-S11 UNLESS NOTED OTHERWISE. ALL UNIT CORRIDOR WALLS TO BE W4A-R11 UNLESS NOTED OTHERWISE. SEE WALL TYPES <A010>
11.	PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
12.	VERIFY BATHTUB AND SHOWER ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.
13.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
14.	UNITS WITH BORROWED LIGHT BEDROOMS WILL REQUIRE VENTILATION.
15.	PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS (TOWEL BARS, GRAB BARS, TOILET PAPER HOLDERS, ETC....), MILLWORK AND TRIM.
16.	PROVIDE BLOCKING BEHIND FUTURE GRAB BAR LOCATIONS IN ALL UNITS PER ANSI A117.1. ALL UNITS ARE ANSI A117.1 'TYPE-B' UNITS UNLESS NOTED OTHERWISE AS ANSI A117.1 'TYPE-A' UNITS. SEE SHEET A020 FOR MORE INFORMATION.
17.	PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>
18.	PROVIDE IMPACT RESISTANT GWB WITHIN WOOD FRAMED STAIR SHAFTS.
19.	PROVIDE ACOUSTICAL INSULATION IN ROOMS AROUND BATHROOMS AND AT PLUMBING WALLS.
20.	PROVIDE PIPE INSULATION AT ALL EXPOSED SUPPLY AND DRAIN PLUMBING UNDER SINKS.
21.	PROVIDE ALL FINISH SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO FLOORING, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL BASE, ETC...

1 8TH FLR (BLDG 1 - AREA A)
1/8" = 1'-0"

eppstein uhen : architects

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

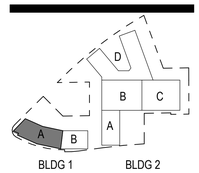
FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL
N/A	ToDos

KEY PLAN



SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

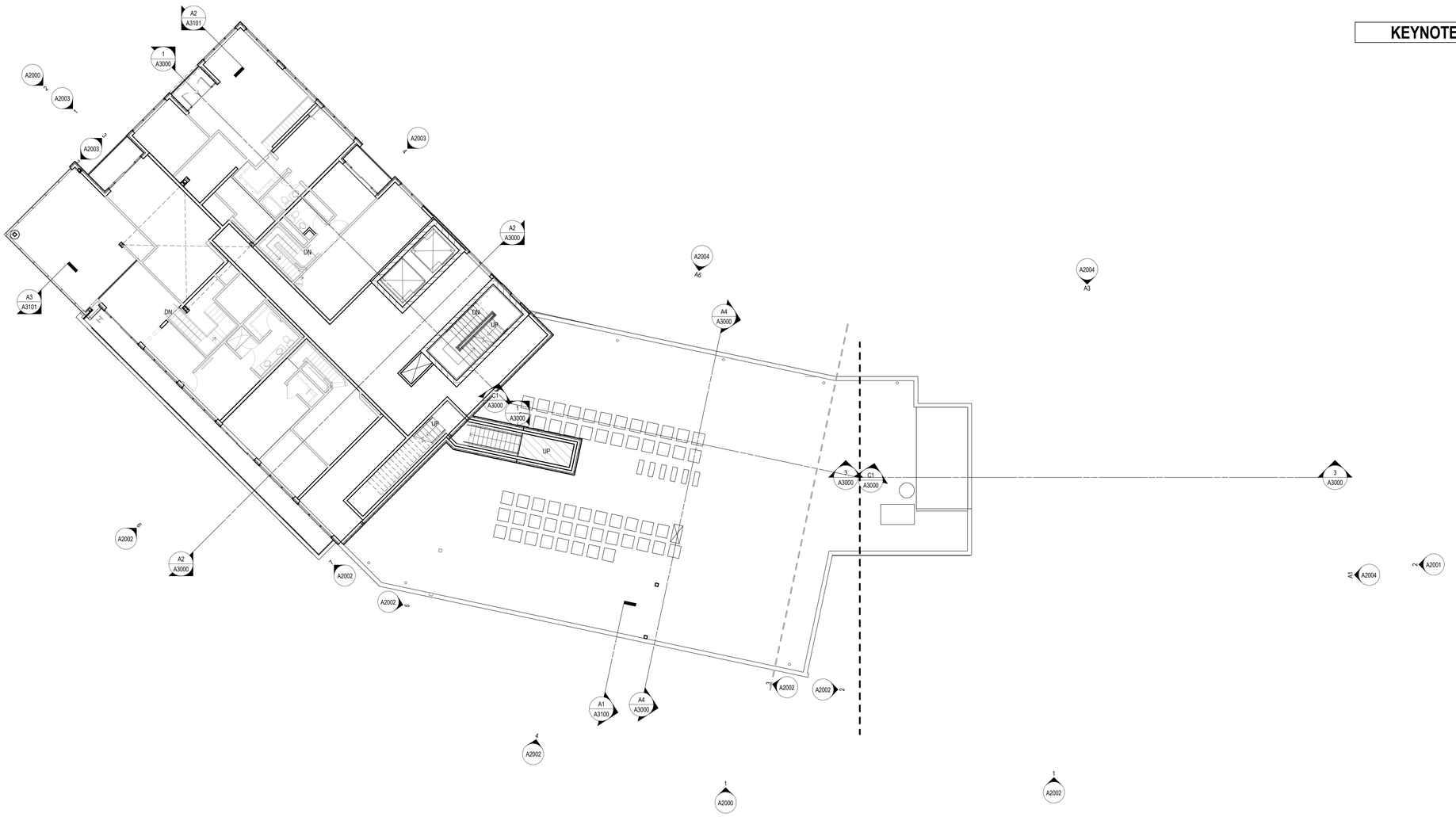
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	116200-00

FLOOR PLAN - 8TH FLR (AREA A)

A1008-A

© Eppstein Uhen Architects, Inc.



SHEET NOTES - FLOOR PLAN

1.	BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH OWNER.
3.	REFER TO SHEET G000 FOR TAG AND SYMBOL DEFINITIONS.
4.	REFER TO SHEET A000, A010, AND A020 FOR ADDITIONAL GENERAL NOTES, ACCESSIBILITY INFORMATION, AND BLOCKING REQUIREMENTS.
5.	SEE ENLARGED FLOOR PLANS FOR ADDITIONAL NOTES, DIMENSIONS, WALL TAGS, AND ELEVATIONS.
6.	SEE FINISH PLAN A120 SHEET SERIES FOR ALL FINISH PLAN NOTES.
7.	VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE> <BUILDING FACILITY MANAGER>.
8.	ALL EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE.
9.	ALL INTERIOR WALLS ARE DIMENSIONED TO FINISH FACE OF STUD UNLESS NOTED OTHERWISE. DIMENSIONS TO PLUMBING FIXTURES/FFE ARE TO FINISH FACE OF WALL.
10.	ALL UNIT INTERIOR WALLS TO BE TYPE W4F-11 UNLESS NOTED OTHERWISE. ALL UNIT DEMISING WALLS TO BE W44A-S11 UNLESS NOTED OTHERWISE. ALL UNIT CORRIDOR WALLS TO BE W4A-R11 UNLESS NOTED OTHERWISE. SEE WALL TYPES <A010>
11.	PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
12.	VERIFY BATHTUB AND SHOWER ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.
13.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
14.	UNITS WITH BORROWED LIGHT BEDROOMS WILL REQUIRE VENTILATION.
15.	PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS (TOWEL BARS, GRAB BARS, TOILET PAPER HOLDERS, ETC....), MILLWORK AND TRIM.
16.	PROVIDE BLOCKING BEHIND FUTURE GRAB BAR LOCATIONS IN ALL UNITS PER ANSI A117.1. ALL UNITS ARE ANSI A117.1 'TYPE-B' UNITS UNLESS NOTED OTHERWISE AS ANSI A117.1 'TYPE-A' UNITS. SEE SHEET A020 FOR MORE INFORMATION.
17.	PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>
18.	PROVIDE IMPACT RESISTANT GWB WITHIN WOOD FRAMED STAIR SHAFTS.
19.	PROVIDE ACOUSTICAL INSULATION IN ROOMS AROUND BATHROOMS AND AT PLUMBING WALLS.
20.	PROVIDE PIPE INSULATION AT ALL EXPOSED SUPPLY AND DRAIN PLUMBING UNDER SINKS.
21.	PROVIDE ALL FINISH SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO FLOORING, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL BASE, ETC...

KEYNOTES PER SHEET

N

A7 OVERALL PLAN - 9TH FLR (BLDG 1)
3/32" = 1'-0"
PLAN

eppstein uhen : architects

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

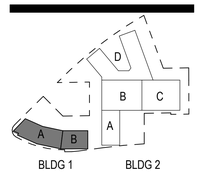
FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN



SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

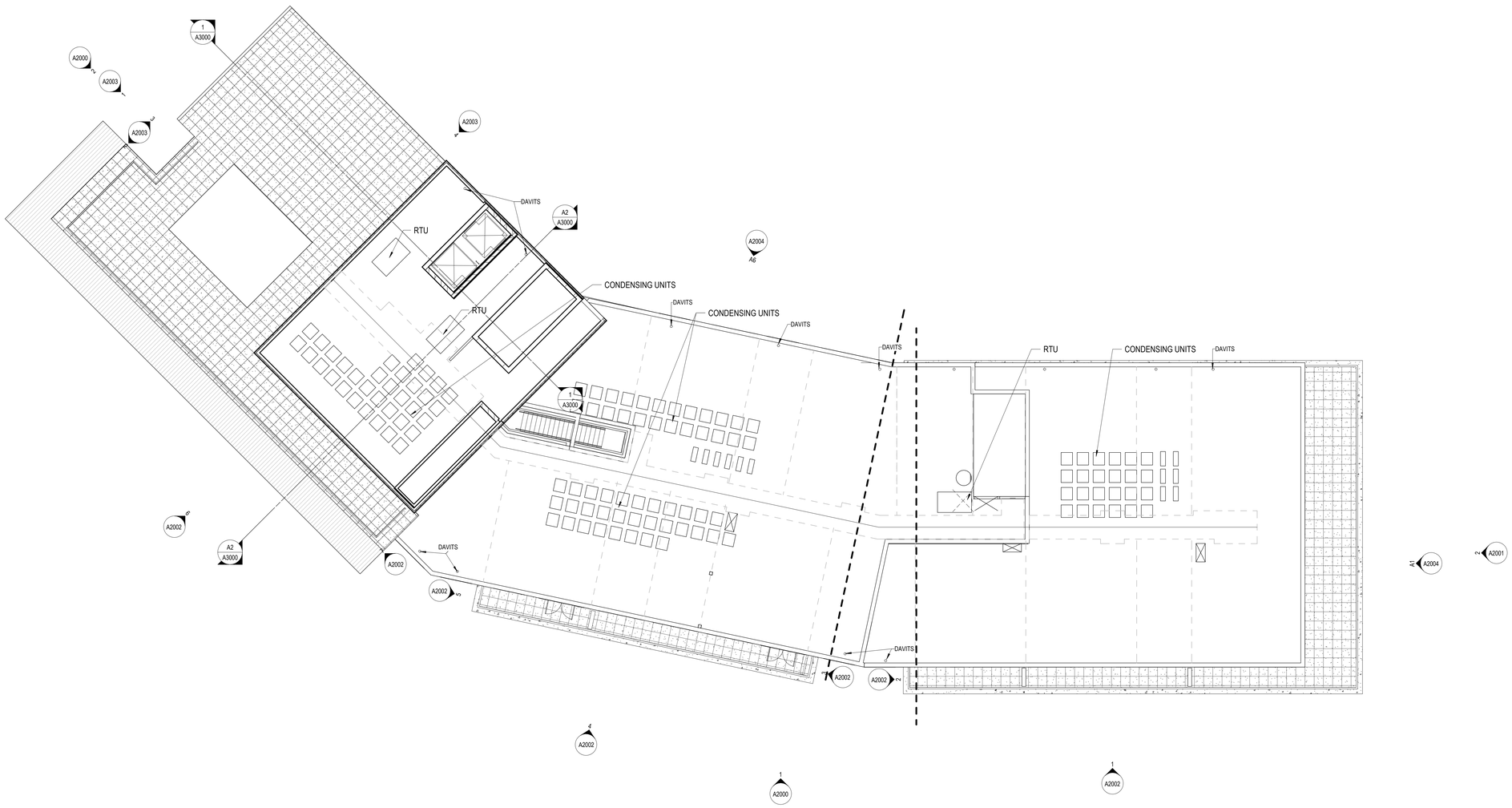
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	116200-00

OVERALL FLOOR PLAN - 9TH FLR

A1009

© Eppstein Uhen Architects, Inc.



A7 OVERALL ROOF PLAN (BLDG 1)
3/32" = 1'-0"

eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

des moines 699 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.724.5840

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

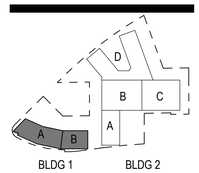
FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN



SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER RS

PROJECT NUMBER 116200-00

OVERALL ROOF PLAN

A1011

© Eppstein Uhen Architects, Inc.

2 OVERALL ELEVATION - NORTHWEST
3/32" = 1'-0"

1 OVERALL ELEVATION - SOUTH
3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

- BRICK 1
- BRICK 2
- BRICK BANDING
- DRYCAST STONE 1
- DRYCAST STONE 2
- METAL PANEL - COLOR 1
- METAL PANEL - COLOR 2
- METAL PANEL - COLOR 3

eppstein uhen : architects

milwaukee	333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350
madison	309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
des moines	699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840
denver	1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	116200-00

OVERALL EXTERIOR ELEVATIONS

A2000

© Eppstein Uhen Architects, Inc.

2 OVERALL ELEVATION - EAST
3/32" = 1'-0"

1 OVERALL ELEVATION - NORTH
3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

- BRICK 1
- BRICK 2
- BRICK BANDING
- DRYCAST STONE 1
- DRYCAST STONE 2
- METAL PANEL - COLOR 1
- METAL PANEL - COLOR 2
- METAL PANEL - COLOR 3

eppstein uhen : architects

milwaukee 333 East Chicago Street, Milwaukee, Wisconsin 53202, 414.271.5350

madison 309 West Johnson Street, Suite 202, Madison, Wisconsin 53703, 608.442.5350

des moines 699 Walnut Street, Suite 400, Des Moines, Iowa 50309, 515.724.5840

denver 1899 Wynkoop Street, Suite 300, Denver, Colorado 80202, 303.595.4500

PROJECT INFORMATION

FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

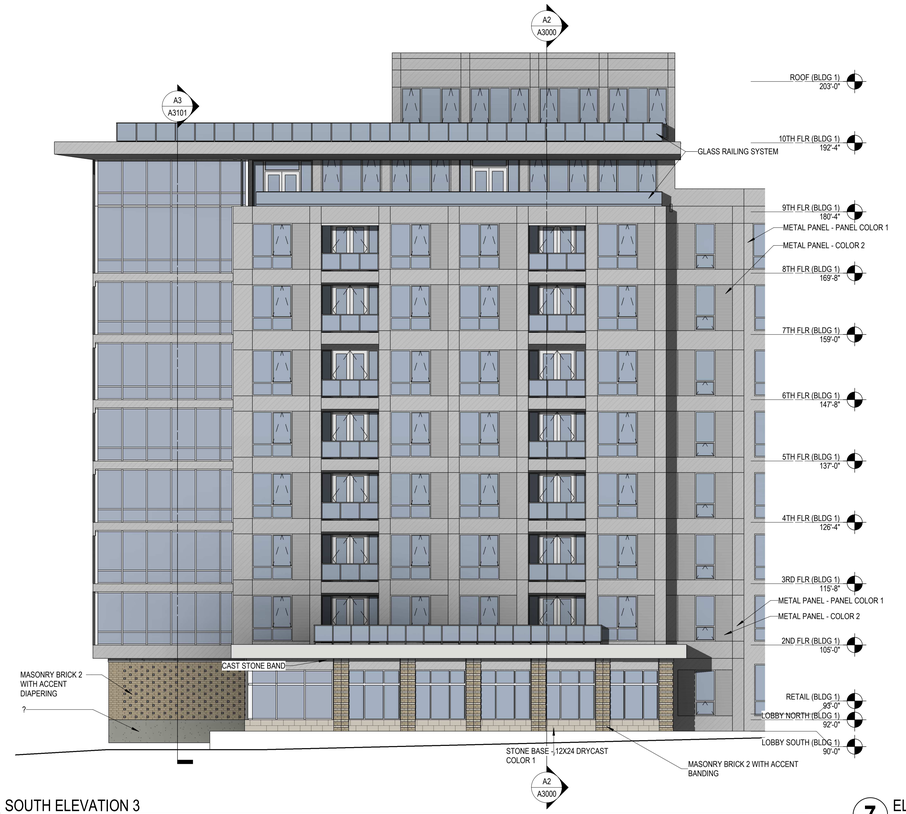
PROJECT MANAGER RS

PROJECT NUMBER 116200-00

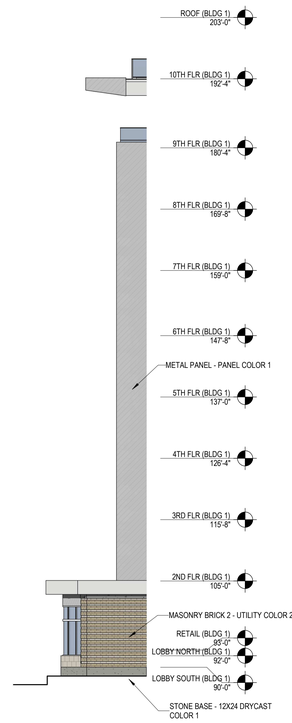
OVERALL EXTERIOR ELEVATIONS

A2001

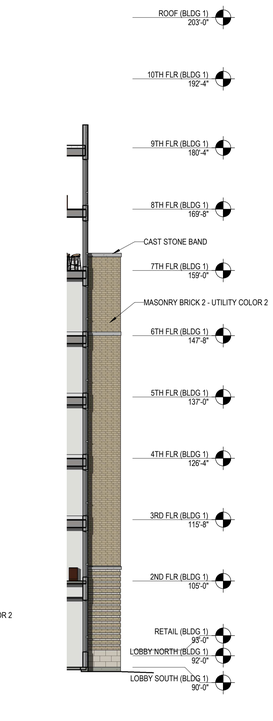
© Eppstein Uhen Architects, Inc.



6 SOUTH ELEVATION 3
3/32" = 1'-0"



7 ELEVATION
3/32" = 1'-0"

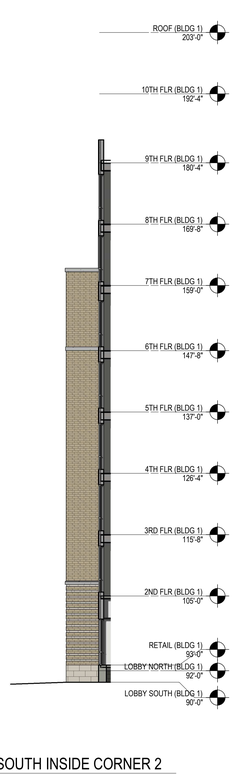


5 SOUTH INSIDE CORNER 3
3/32" = 1'-0"

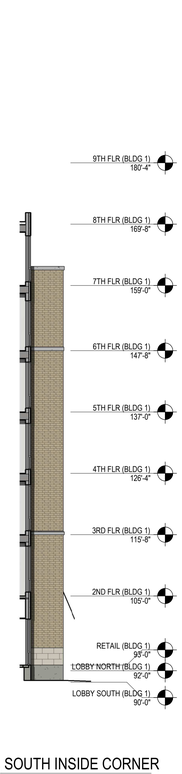
EXTERIOR MATERIAL LEGEND

- BRICK 1
- BRICK 2
- BRICK BANDING
- DRYCAST STONE 1
- DRYCAST STONE 2
- METAL PANEL - COLOR 1
- METAL PANEL - COLOR 2
- METAL PANEL - COLOR 3

4 SOUTH ELEVATION 2
3/32" = 1'-0"



3 SOUTH INSIDE CORNER 2
3/32" = 1'-0"



2 SOUTH INSIDE CORNER
3/32" = 1'-0"

1 SOUTH ELEVATION
3/32" = 1'-0"

eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

des moines 699 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.724.5840

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER RS

PROJECT NUMBER 116200-00

EXTERIOR ELEVATIONS

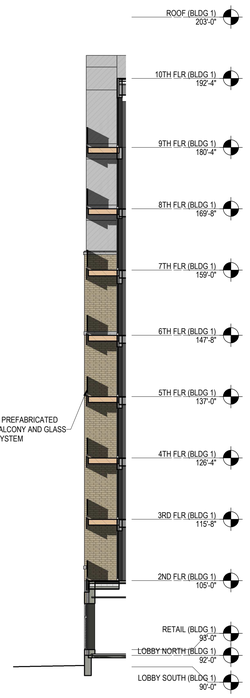
A2002

© Eppstein Uhen Architects, Inc.

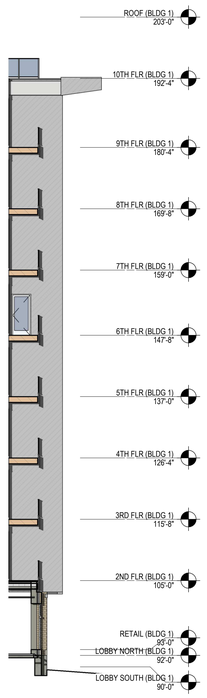
EXTERIOR MATERIAL LEGEND

- BRICK 1
- BRICK 2
- BRICK BANDING
- DRYCAST STONE 1
- DRYCAST STONE 2
- METAL PANEL - COLOR 1
- METAL PANEL - COLOR 2
- METAL PANEL - COLOR 3

4 13 3/32" = 1'-0"



3 12 3/32" = 1'-0"



2 11 3/32" = 1'-0"

1 10 3/32" = 1'-0"

eppstein uhen : architects

milwaukee	333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350
madison	309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
des moines	699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840
denver	1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	116200-00

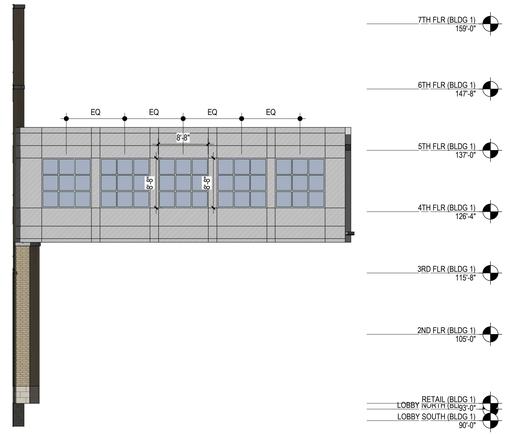
EXTERIOR ELEVATIONS

A2003

© Eppstein Uhen Architects, Inc.

EXTERIOR MATERIAL LEGEND

- BRICK 1
- BRICK 2
- BRICK BANDING
- DRYCAST STONE 1
- DRYCAST STONE 2
- METAL PANEL - COLOR 1
- METAL PANEL - COLOR 2
- METAL PANEL - COLOR 3



1 BRIDGE
3/32" = 1'-0"

A1 EAST ELEVATION
3/32" = 1'-0"

A3 NORTH ELEVATION 1
3/32" = 1'-0"

A6 NORTH ELEVATION
3/32" = 1'-0"

eppstein uhen : architects

milwaukee	333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350
madison	309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
des moines	699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840
denver	1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

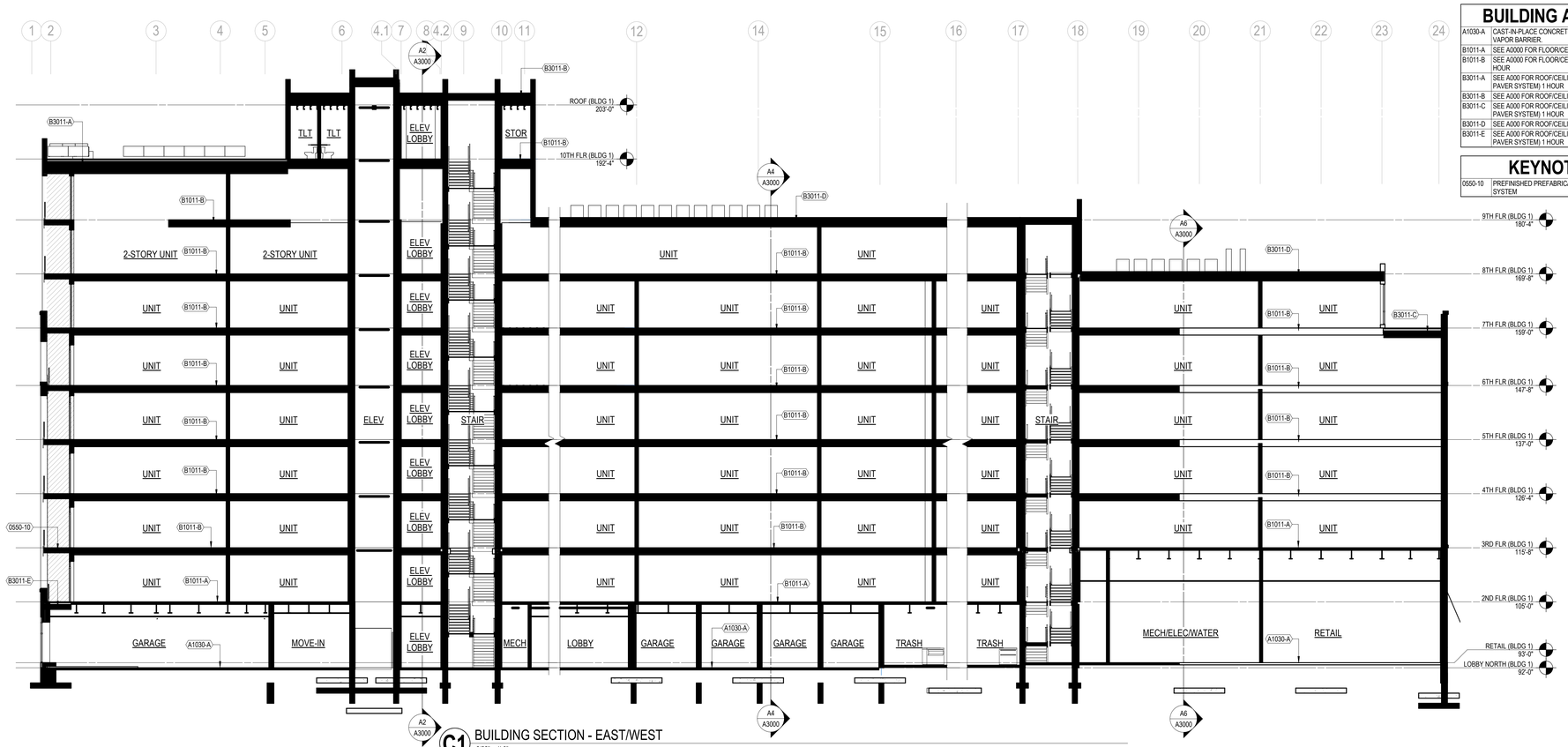
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	116200-00

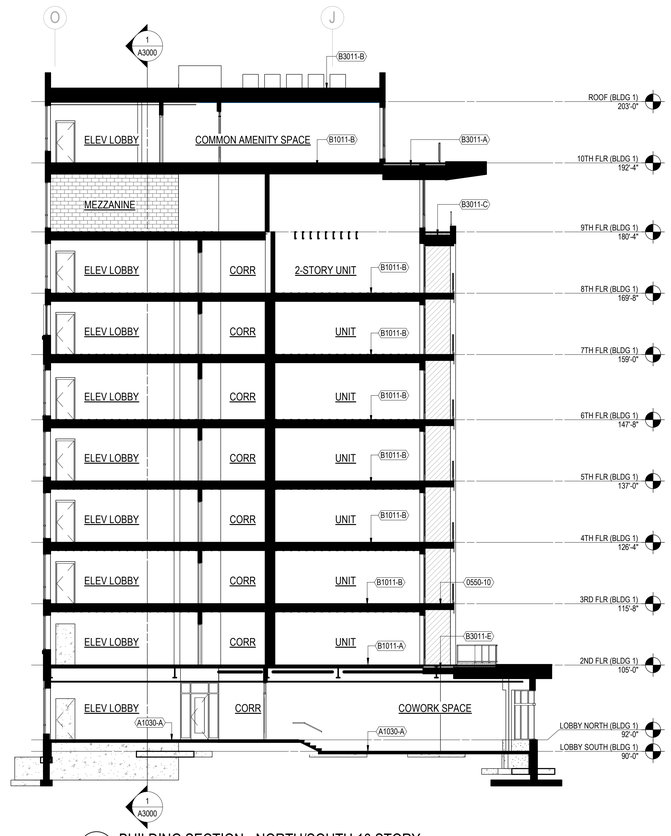
EXTERIOR ELEVATIONS

A2004

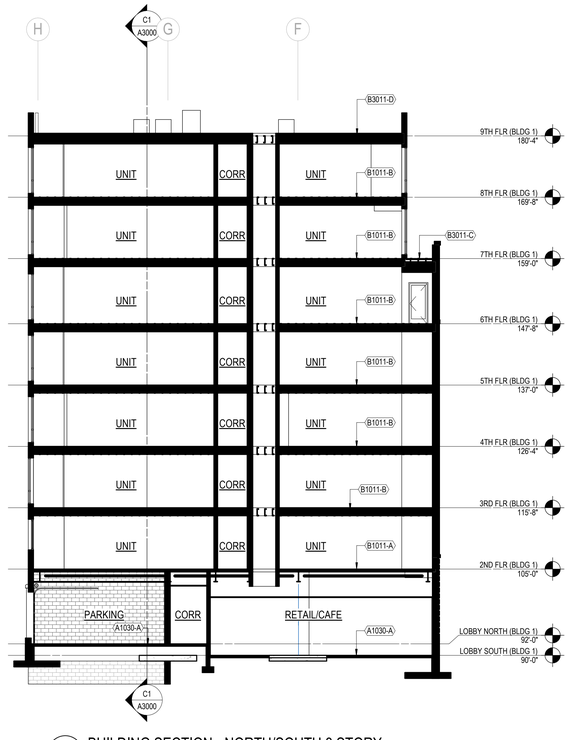
© Eppstein Uhen Architects, Inc.



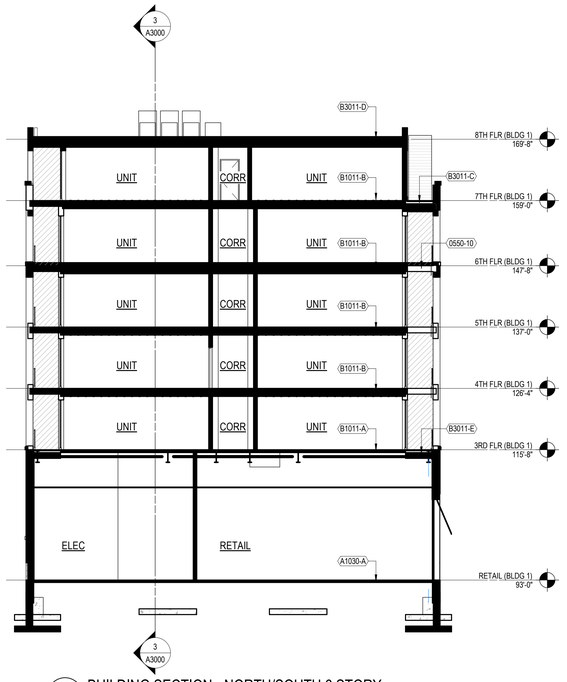
C1 BUILDING SECTION - EAST/WEST
3/32" = 1'-0"



A2 BUILDING SECTION - NORTH/SOUTH 10 STORY
3/32" = 1'-0"



A4 BUILDING SECTION - NORTH/SOUTH 8 STORY
3/32" = 1'-0"



A6 BUILDING SECTION - NORTH/SOUTH 6 STORY
3/32" = 1'-0"

BUILDING ASSEMBLIES PER...

A1030-A	CAST-IN-PLACE CONCRETE SLAB ON GRADE FLOOR (SEE STRUCTURAL) OVER VAPOR BARRIER.
B1011-A	SEE A0000 FOR FLOOR/CEILING ASSEMBLIES (CONCRETE/METAL DECK) 1 HOUR
B1011-B	SEE A0000 FOR FLOOR/CEILING ASSEMBLIES (COLD FORM C-JOIST FRAMING) 1 HOUR
B3011-A	SEE A000 FOR ROOF/CEILING ASSEMBLIES (COLD FORM TRUSS - PEDESTAL PAVER SYSTEM) 1 HOUR
B3011-B	SEE A000 FOR ROOF/CEILING ASSEMBLIES (COLD FORM TRUSS) 1 HOUR
B3011-C	SEE A000 FOR ROOF/CEILING ASSEMBLIES (COLD FORM C-JOIST - PEDESTAL PAVER SYSTEM) 1 HOUR
B3011-D	SEE A000 FOR ROOF/CEILING ASSEMBLIES (COLD FORM C-JOIST) 1 HOUR
B3011-E	SEE A000 FOR ROOF/CEILING ASSEMBLIES (CONCRETE/METAL DECK - PEDESTAL PAVER SYSTEM) 1 HOUR

KEYNOTES PER SHEET

0550-10	PREFINISHED PREFABRICATED ALUMINUM BALCONY AND GLASS GUARDRAIL SYSTEM

eppstein uhen : architects

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

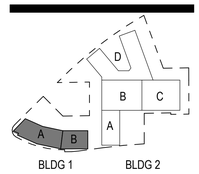
FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN



SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	116200-00

BUILDING SECTIONS

A3000

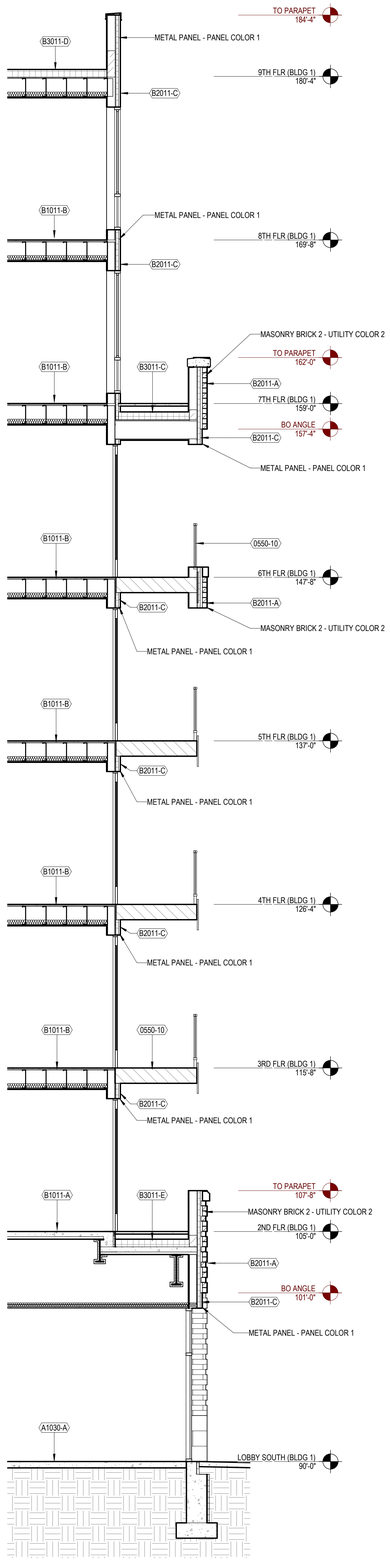
© Eppstein Uhen Architects, Inc.

KEYNOTES PER SHEET

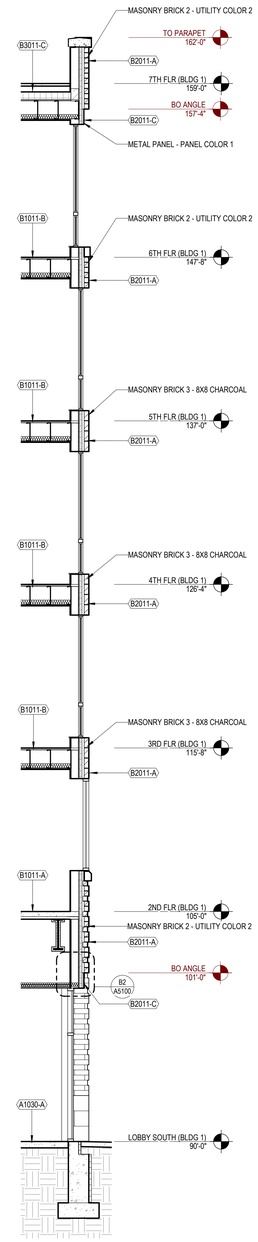
0420-02C	MASONRY BRICK 2 - UTILITY COLOR 2
0420-02D	MASONRY BRICK 3 - 8X8 CHARCOAL
0550-10	PREFINISHED PREFABRICATED ALUMINUM BALCONY AND GLASS GUARDRAIL SYSTEM
0742-09	METAL PANEL - PANEL COLOR 1
0771-05	DAVITS
1073-01	FABRIC AWNINGS SYSTEM

BUILDING ASSEMBLIES PER SHEET

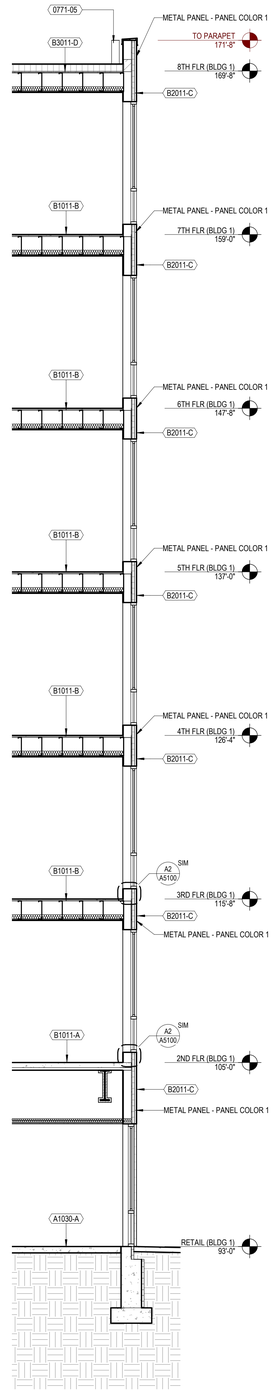
A1030-A	CAST-IN-PLACE CONCRETE SLAB ON GRADE FLOOR (SEE STRUCTURAL) OVER VAPOR BARRIER.
B1011-A	SEE A0000 FOR FLOOR/CEILING ASSEMBLIES (CONCRETE/METAL DECK) 1 HOUR
B1011-B	SEE A0000 FOR FLOOR/CEILING ASSEMBLIES (COLD FORM C-JOIST FRAMING) 1 HOUR
B2011-A	MASONRY ON METAL STUD BACK UP
B2011-C	ALUMINUM COMPOSITE MATERIAL WALL PANEL ON METAL STUD BACK UP
B3011-C	SEE A000 FOR ROOF/CEILING ASSEMBLIES (COLD FORM C-JOIST - PEDESTAL PAVER SYSTEM) 1 HOUR
B3011-D	SEE A000 FOR ROOF/CEILING ASSEMBLIES (COLD FORM C-JOIST) 1 HOUR
B3011-E	SEE A000 FOR ROOF/CEILING ASSEMBLIES (CONCRETE/METAL DECK - PEDESTAL PAVER SYSTEM) 1 HOUR



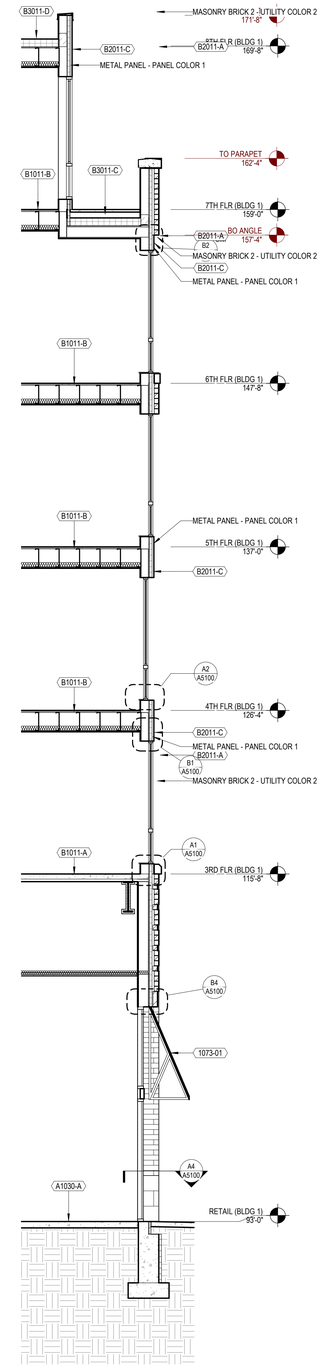
A1 WALL SECTION - RETAIL/CAFE 2
1/4" = 1'-0"



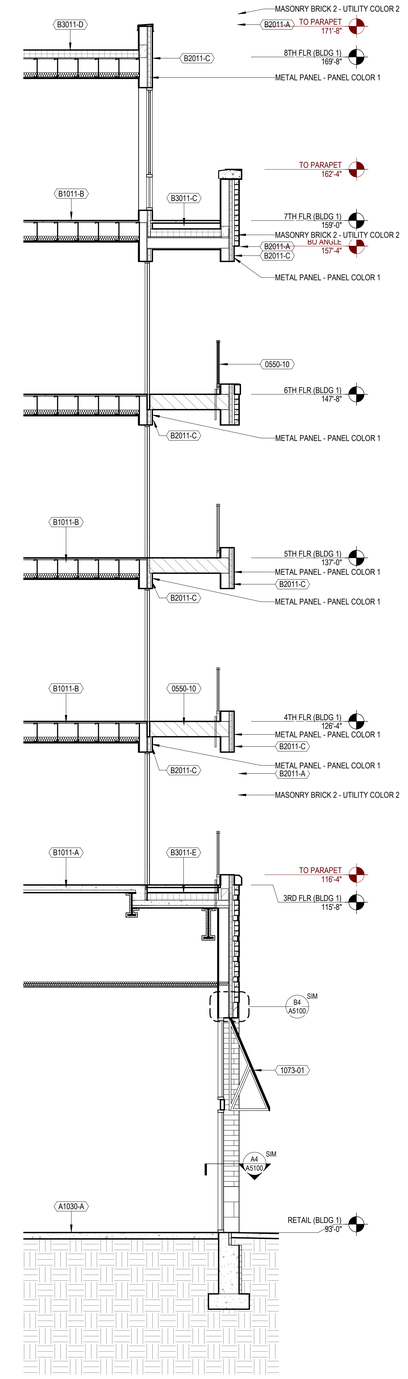
A3 WALL SECTION - RETAIL 2
1/4" = 1'-0"



A4 WALL SECTION - RETAIL/CAFE
1/4" = 1'-0"



A5 WALL SECTION - RETAIL
1/4" = 1'-0"



A6 WALL SECTION - RETAIL INSET BALCONIES
1/4" = 1'-0"

eppstein uhen : architects

milwaukee	333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350
madison	309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
des moines	699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840
denver	1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

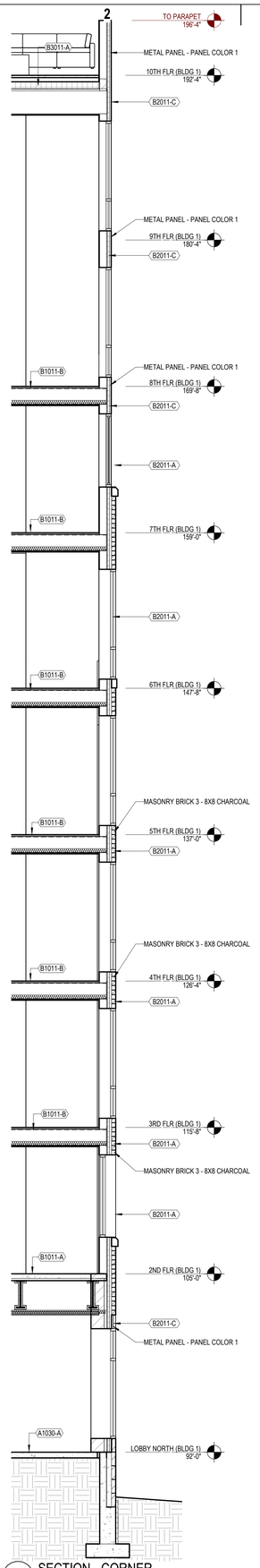
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	116200-00

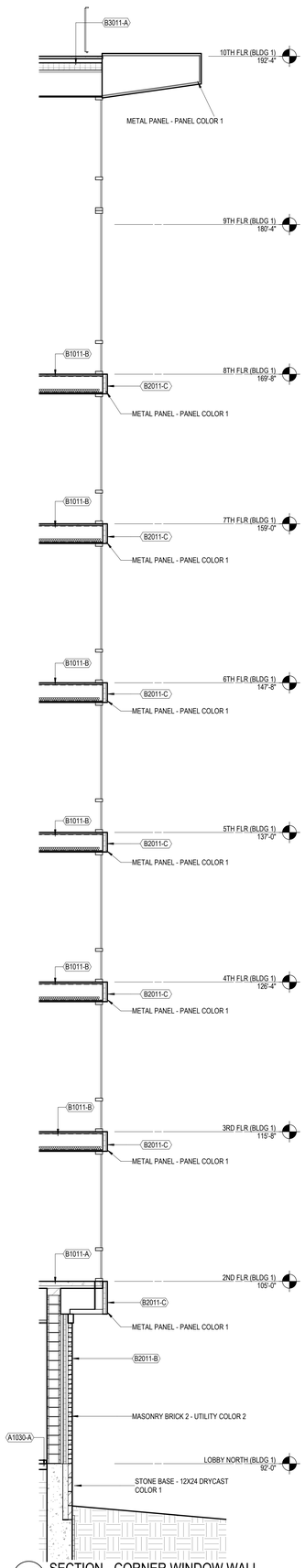
WALL SECTIONS

A3100

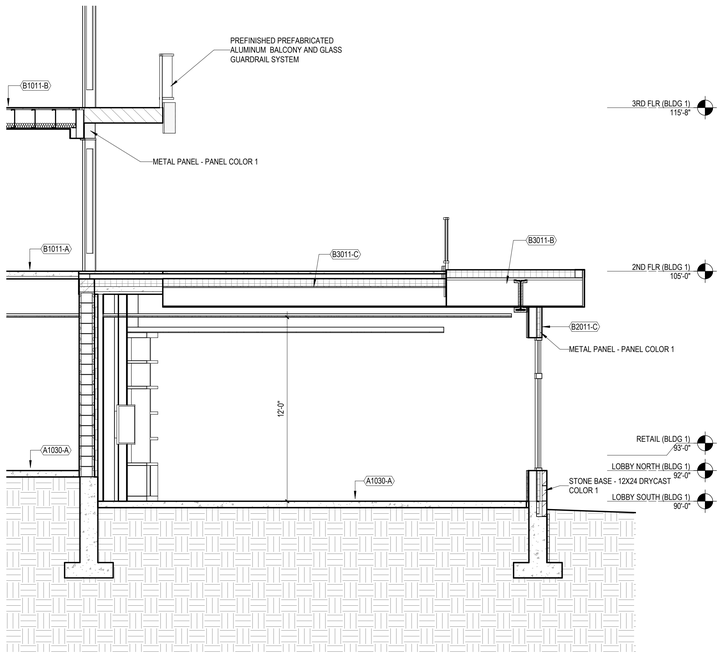
© Eppstein Uhen Architects, Inc.



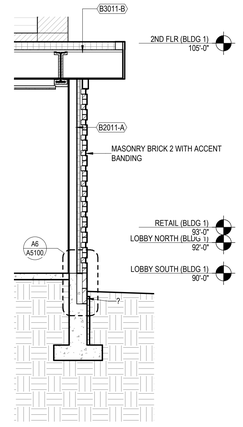
A2 SECTION - CORNER
1/4" = 1'-0"



A3 SECTION - CORNER WINDOW WALL
1/4" = 1'-0"



A4 SECTION - COMMUNITY ROOM
1/4" = 1'-0"



A7 WALL SECTION - COMMUNITY ROOM
1/4" = 1'-0"

KEYNOTES PER SHEET

0420-02C	MASONRY BRICK 2 - UTILITY COLOR 2
0420-02D	MASONRY BRICK 3 - 8X8 CHARCOAL
0420-02E	MASONRY BRICK 2 WITH ACCENT BANDING
0443-02	STONE BASE - 12X24 DRYCAST COLOR 1
0550-10	PREFINISHED PREFABRICATED ALUMINUM BALCONY AND GLASS GUARDRAIL SYSTEM
0742-09	METAL PANEL - PANEL COLOR 1

BUILDING ASSEMBLIES PER SHEET

A1030-A	CAST-IN-PLACE CONCRETE SLAB ON GRADE FLOOR (SEE STRUCTURAL) OVER VAPOR BARRIER.
B1011-A	SEE A0000 FOR FLOOR/CEILING ASSEMBLIES (CONCRETE/METAL DECK) 1 HOUR
B1011-B	SEE A0000 FOR FLOOR/CEILING ASSEMBLIES (COLD FORM C-JOIST FRAMING) 1 HOUR
B2011-A	MASONRY ON METAL STUD BACK UP
B2011-B	MASONRY ON METAL FURRING AND CMU
B2011-C	ALUMINUM COMPOSITE MATERIAL WALL PANEL ON METAL STUD BACK UP
B3011-A	SEE A000 FOR ROOF/CEILING ASSEMBLIES (COLD FORM TRUSS - PEDESTAL PAVER SYSTEM) 1 HOUR
B3011-B	SEE A000 FOR ROOF/CEILING ASSEMBLIES (COLD FORM TRUSS) 1 HOUR
B3011-C	SEE A000 FOR ROOF/CEILING ASSEMBLIES (COLD FORM C-JOIST - PEDESTAL PAVER SYSTEM) 1 HOUR

eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

des moines 699 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.724.5840

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	116200-00

WALL SECTIONS

A3101

© Eppstein Uhen Architects, Inc.

eppstein uhen : architects

milwaukee
333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison
309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

des moines
699 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.724.5840

denver
1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

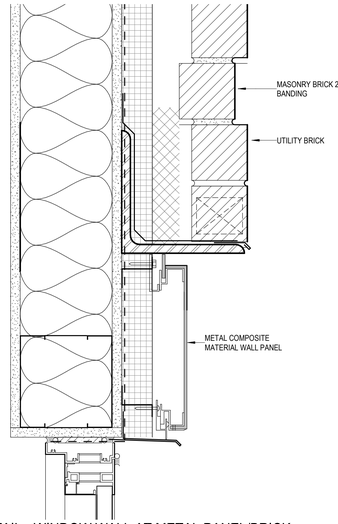
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	116200-00

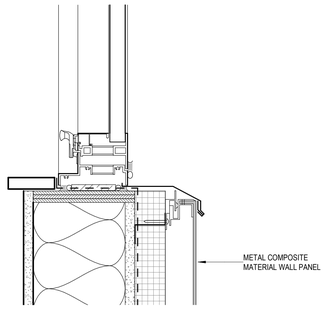
WALL SECTIONS

A3102

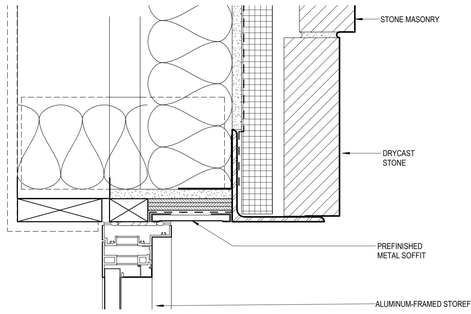
© Eppstein Uhen Architects, Inc.



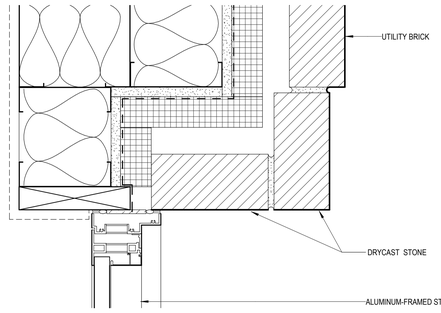
B2 HEAD DETAIL - WINDOW WALL AT METAL PANEL/BRICK
3" = 1'-0"



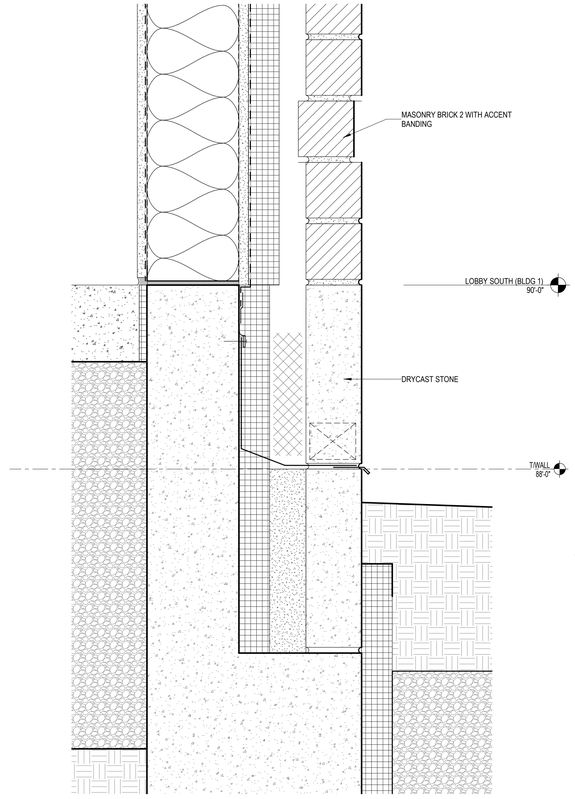
A2 SILL DETAIL - WINDOW WALL AT METAL PANEL
3" = 1'-0"



B4 HEAD DETAIL - WINDOW WALL AT DRYCAST STONE/BRICK
3" = 1'-0"



A4 JAMB DETAIL - WINDOW WALL AT DRYCAST STONE/BRICK
3" = 1'-0"



A6 WALL BASE - DRYCAST STONE AT GRADE
3" = 1'-0"

eppstein uhen : architects

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

FCPC - TOP OF THE HILL BUILDING 1

Cleveland Heights, OH

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9/30/2019	ABR SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	116200-00

EXTERIOR SECTION DETAILS

A5100

© Eppstein Uhen Architects, Inc.